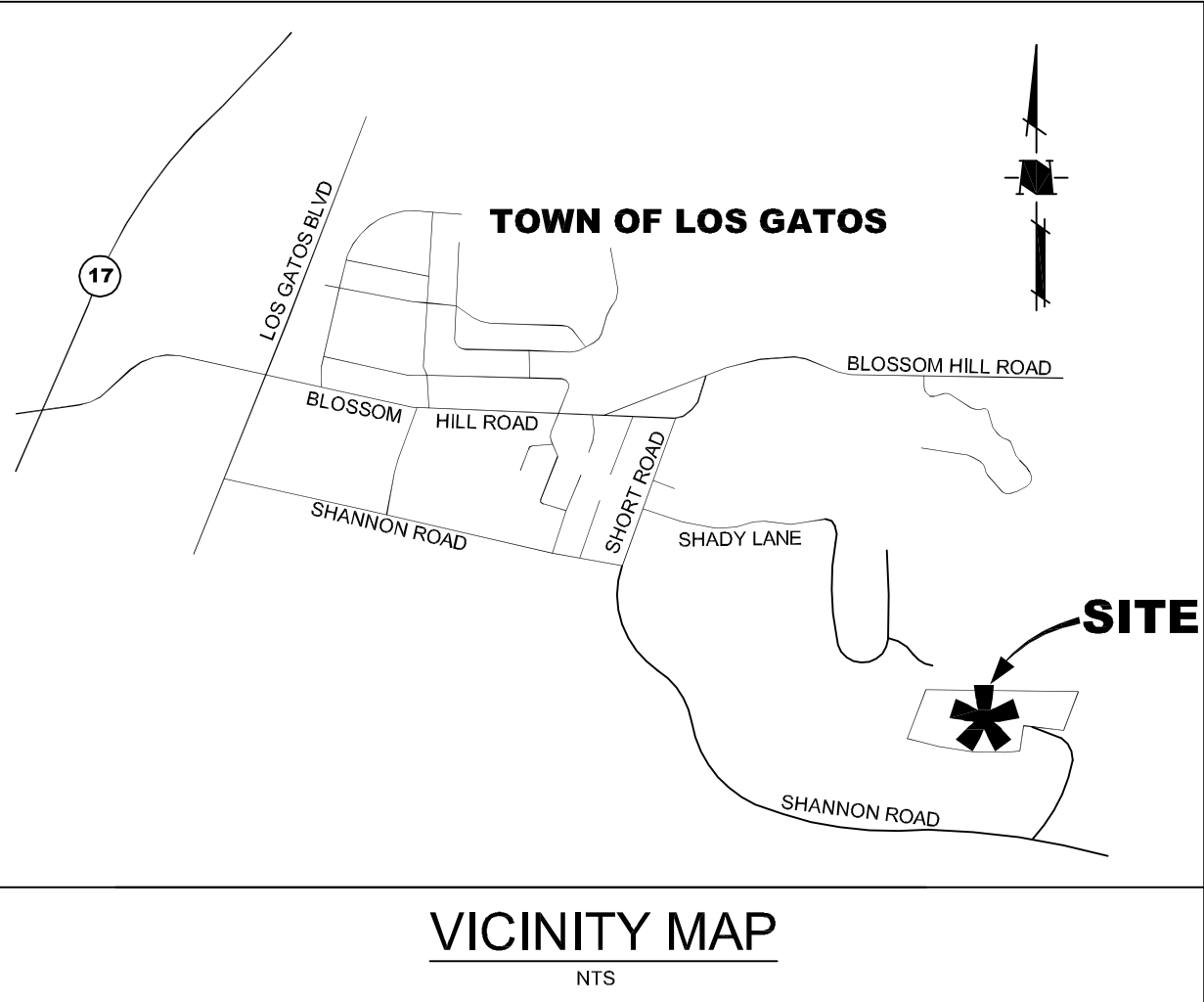


PLANNED DEVELOPMENT ZONING
FOR
LANDS OF SAHADI
A 5 SFD LOT SUBDIVISION LOCATED AT 15215 SHANNON ROAD



Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

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PLANNED DEVELOPMENT ZONING
LANDS OF SAHADI
15215 SHANNON ROAD
SANTA CLARA COUNTY, CALIFORNIA



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PROPERTY OWNER: FRED SAHADI
800 POLLARD ROAD, C36
LOS GATOS, CA 95032

PROJECT ADDRESS: 15215 SHANNON ROAD
LOS GATOS, CA 95032

CIVIL ENGINEER: HMH ENGINEERS
1570 OAKLAND ROAD
SAN JOSE, CA 95131

WATER: SAN JOSE WATER COMPANY
110 W. TAYLOR STREET
SAN JOSE, CA 95110
(408) 279-7800

SANITARY SEWER: WEST VALLEY SANITATION DISTRICT
100 E. SUNNYOAKS AVE.
CAMPBELL, CA 95008

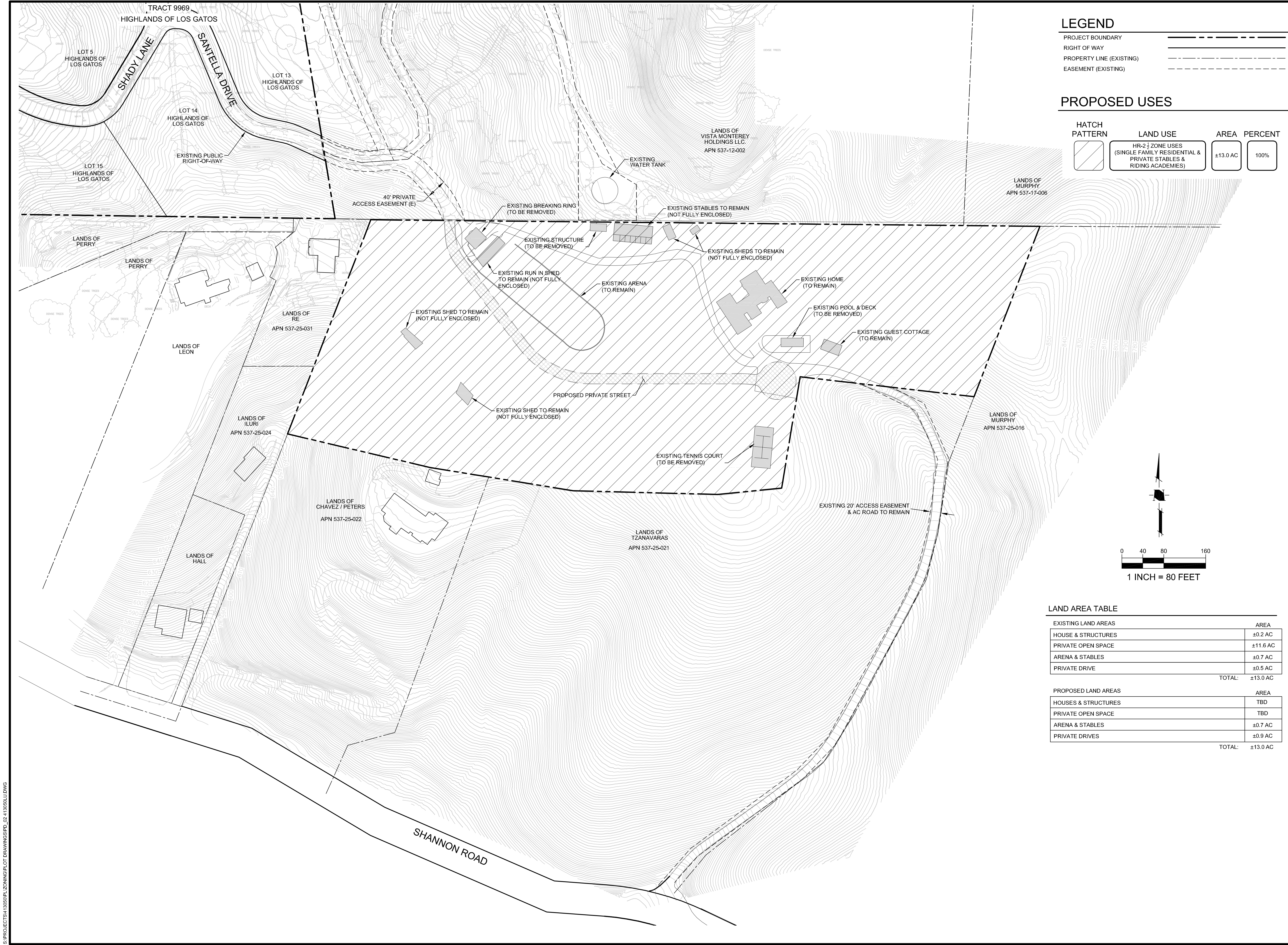
PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBER:	537-25-002
PROJECT ADDRESS:	15215 SHANNON ROAD
EXISTING GENERAL PLAN DESIGNATION:	HILLSIDE RESIDENTIAL - 5 (SANTA CLARA COUNTY)
EXISTING ZONING DESIGNATION:	HR-5 (TOWN OF LOS GATOS) & A-20S-D1 (SANTA CLARA COUNTY)
PROPOSED ZONING DESIGNATION	HR-2 ½ PD
PROPOSED USE:	RESIDENTIAL
GROSS SITE AREA:	13.0 ACRES
EXISTING DWELLING UNITS:	1 SINGLE FAMILY RESIDENCE
PROPOSED DWELLING UNITS:	5 SINGLE FAMILY DETACHED RESIDENCES
PROPOSED DENSITY:	5 UNITS / 13.0 ACRES = 0.38 UNITS / ACRE
REQUIRED MINIMUM LOT SIZE:	2.5 ACRES
PROPOSED MINIMUM LOT SIZE:	2.59 ACRES

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NO	DATE	DESCRIPTION
PROJECT NO:	4130.50	
CAD DWG FILE:	PD_01 413050TS.DWG	
DESIGNED BY:	ML	
DRAWN BY:	ML	
CHECKED BY:	DWIRTH	
DATE:	JULY, 2015	
SCALE:	NOT TO SCALE	
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TITLE SHEET

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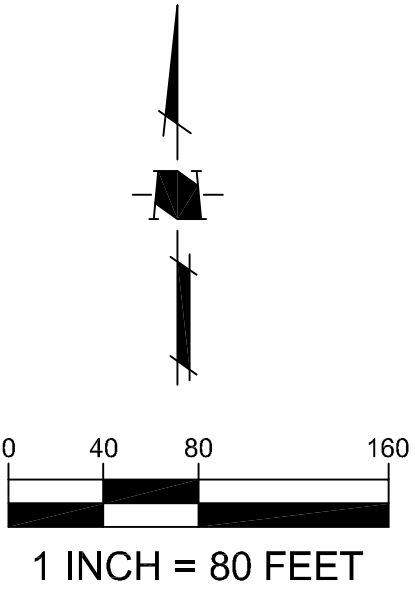


LEGEND

PROJECT BOUNDARY	---
RIGHT OF WAY	---
PROPERTY LINE (EXISTING)	---
EASEMENT (EXISTING)	---

PROPOSED USES

HATCH PATTERN	LAND USE	AREA	PERCENT
	HR-2 1/2 ZONE USES (SINGLE FAMILY RESIDENTIAL & PRIVATE STABLES & RIDING ACADEMIES)	±13.0 AC	100%



LAND AREA TABLE

EXISTING LAND AREAS	AREA
HOUSE & STRUCTURES	±0.2 AC
PRIVATE OPEN SPACE	±11.6 AC
ARENA & STABLES	±0.7 AC
PRIVATE DRIVE	±0.5 AC
TOTAL:	±13.0 AC
PROPOSED LAND AREAS	AREA
HOUSES & STRUCTURES	TBD
PRIVATE OPEN SPACE	TBD
ARENA & STABLES	±0.7 AC
PRIVATE DRIVES	±0.9 AC
TOTAL:	±13.0 AC



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PLANNED DEVELOPMENT ZONING LANDS OF SAHADI 15215 SHANNON ROAD SANTA CLARA COUNTY, CALIFORNIA

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PROJECT NO:	4130.50	
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LAND USE PLAN



CONTOUR DATA:
(UNDER 50% SLOPE ONLY)

CONTOUR	LENGTH (LF)
670	23
680	45
690	N/A (>50% SLOPE)
700	N/A (>50% SLOPE)
710	16
720	61
730	196
740	540
750	1158
760	1342
770	1476
780	1199
790	1041
800	1032
810	1031
820	1184
830	1190
840	635
850	270

TOTAL = 12,411 LF

AREA SUMMARY:
GROSS SITE AREA = 13.0 AC
AREA OVER 50% SLOPE = 0.65 AC
AREA UNDER 50% SLOPE = 12.35 AC

AVERAGE SLOPE:

$$S = \frac{0.0023/L}{A} = \frac{0.0023(10)(12,411)}{12.35} = 23.11\%$$

WHERE
S = AVERAGE SLOPE
L = CONTOUR INTERVAL IN FEET
L = COMBINED CONTOUR LENGTH IN FEET
A = AREA UNDER 50% SLOPE IN ACRES

SLOPE DENSITY:
HR 2 1/2 ZONING

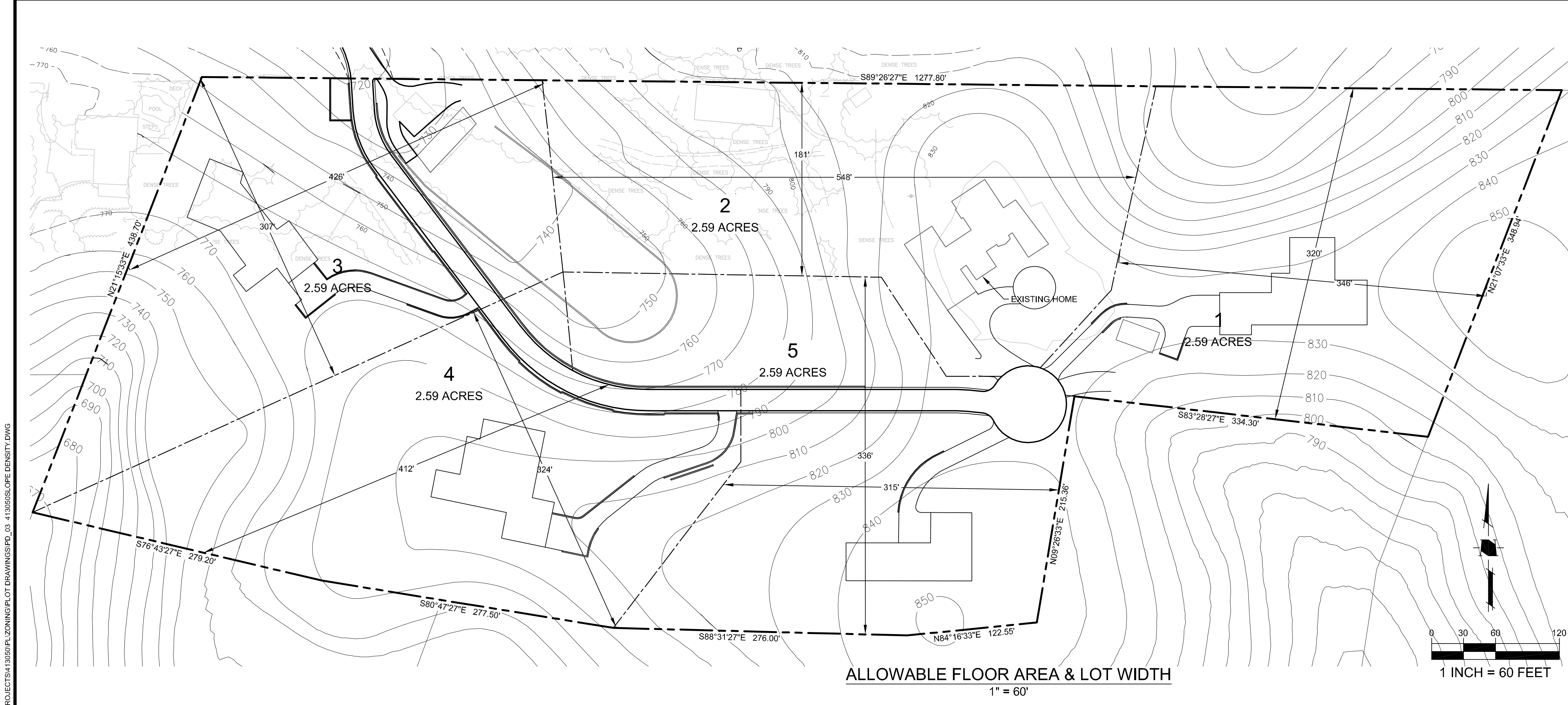
$$a = \frac{1}{0.6893 - 0.011786S} = \frac{1}{0.6893 - 0.011786(23.11)} = 2.39 \text{ AC/DU}$$
$$\text{NUMBER OF LOTS} = \frac{A}{a} = \frac{12.35}{2.39} = 4.94 \text{ DU}$$

WHERE
a = MINIMUM LOT AREA

AREA > 50% SLOPE
10 ACRES PER LOT

$$\text{NUMBER OF LOTS} = \frac{0.65}{10} = 0.065$$

TOTAL DWELLING UNIT
NUMBER OF LOTS = 4.94 DU + 0.065 DU = 5.005 DU ALLOWED OR 5 LOTS



Individual Lot Average Slope				
Lot #	Area (AC)	Length of Contours (ft)	Contour Interval (ft)	Average Slope (S)
1	2.59	4,150	10	36.85
2	2.59	2,860	10	25.40
3	2.59	3,500	10	31.08
4	2.59	3,225	10	28.64
5	2.59	2,475	10	21.98

Allowable Floor Area					
Lot #	Gross Lot Area (AC)	Average Slope (S)	% of Area to be Deducted	Net Lot Area (AC)	Net Lot Area (SF)
1	2.59	36.85	60.0%	1.04	45,128
2	2.59	25.40	46.2%	1.39	60,697
3	2.59	31.08	60.0%	1.04	45,128
4	2.59	28.64	55.9%	1.14	49,754
5	2.59	21.98	35.9%	1.66	72,318

NOTE:
GARAGES UP TO 400 SF ARE EXCLUDED FROM THE ALLOWABLE FLOOR AREA OF 6000 SF.

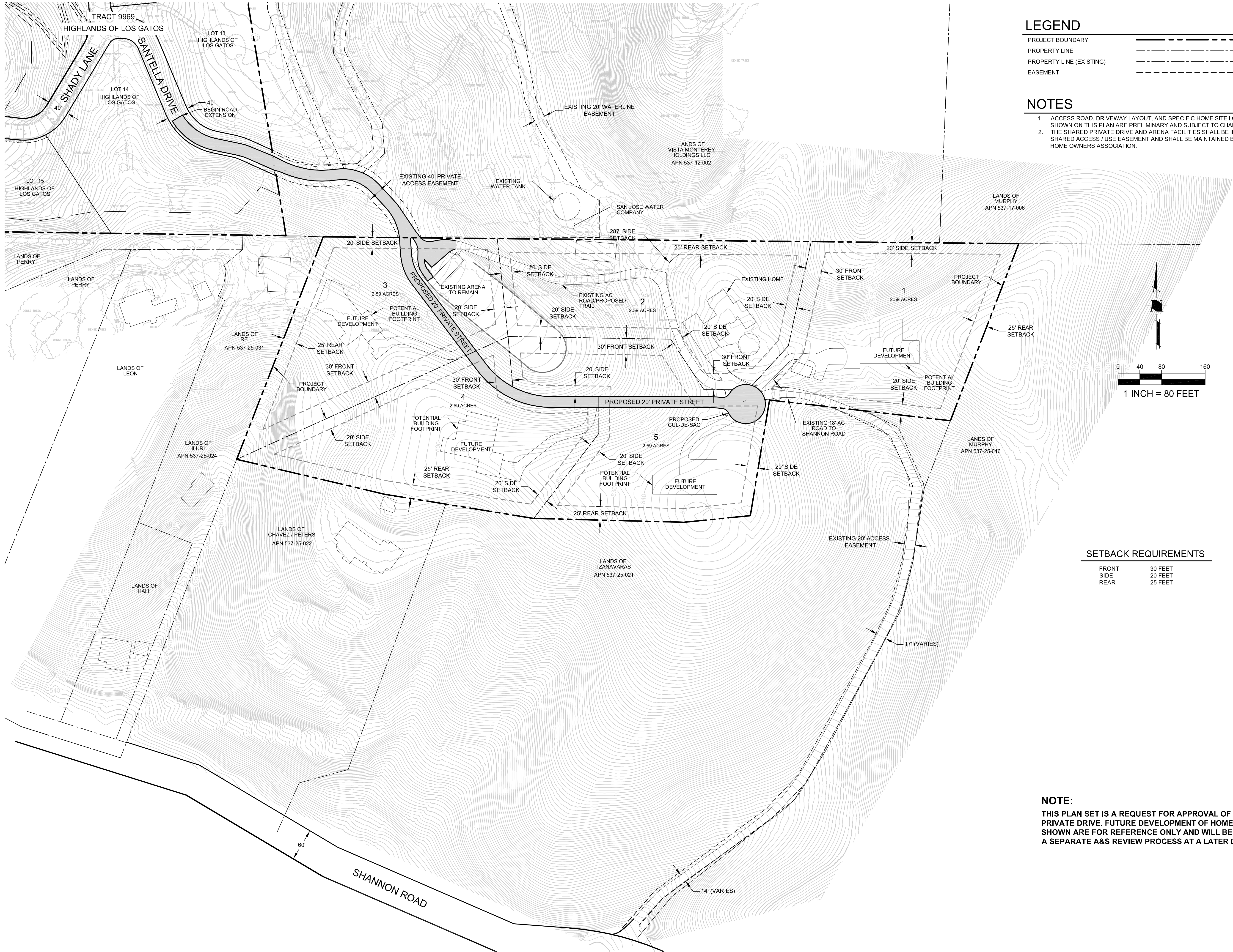


PLANNED DEVELOPMENT ZONING
LANDS OF SAHADI
15215 SHANNON ROAD
SANTA CLARA COUNTY, CALIFORNIA

NO	DATE	DESCRIPTION
1		
2		
3		
4		
5		

PROJECT NO: 4130.50
CAD DWG FILE: 03_413050SLOPE DENSITY.DWG
DESIGNED BY:
DRAWN BY:
CHECKED BY: DWIRTH
DATE: JULY, 2015
SCALE:
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SLOPE DENSITY & ALLOWABLE FLOOR AREA



LEGEND

PROJECT BOUNDARY	---
PROPERTY LINE	---
PROPERTY LINE (EXISTING)	---
EASEMENT	---

NOTES

1. ACCESS ROAD, DRIVEWAY LAYOUT, AND SPECIFIC HOME SITE LOCATIONS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO CHANGE.
2. THE SHARED PRIVATE DRIVE AND ARENA FACILITIES SHALL BE IN A SHARED ACCESS / USE EASEMENT AND SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

SETBACK REQUIREMENTS

FRONT	30 FEET
SIDE	20 FEET
REAR	25 FEET

NOTE:

THIS PLAN SET IS A REQUEST FOR APPROVAL OF THE 20' WIDE PRIVATE DRIVE. FUTURE DEVELOPMENT OF HOME SITES SHOWN ARE FOR REFERENCE ONLY AND WILL BE SUBJECT TO A SEPARATE A&S REVIEW PROCESS AT A LATER DATE.



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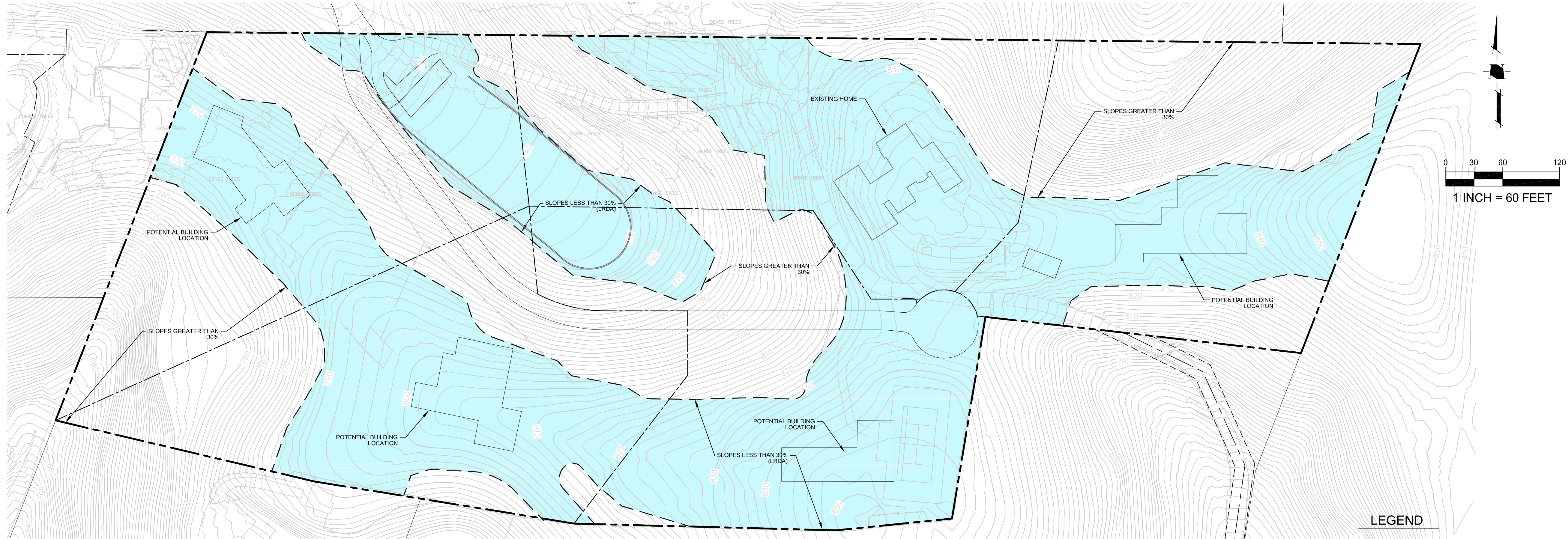
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PLANNED DEVELOPMENT ZONING LANDS OF SAHADI 15215 SHANNON ROAD SANTA CLARA COUNTY, CALIFORNIA

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CONCEPTUAL SITE PLAN



LEAST RESTRICTIVE DEVELOPMENT AREA - 30% SLOPE
1" = 60'

LEGEND
AREA WITH A SLOPE OF 30% OR LESS

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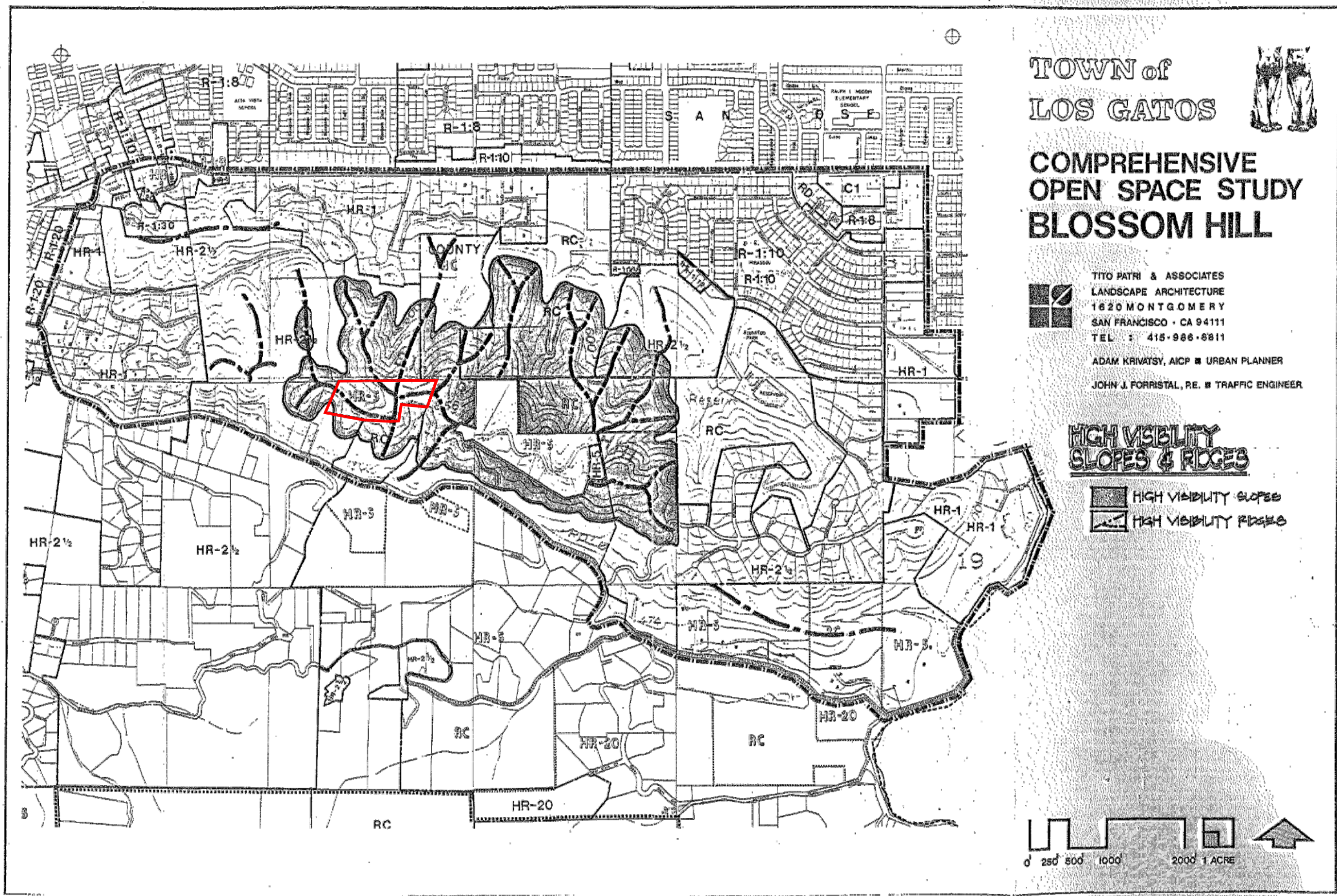


**PLANNED DEVELOPMENT ZONING
LANDS OF SAHADI
15215 SHANNON ROAD
SANTA CLARA COUNTY, CALIFORNIA**

NO	DATE	DESCRIPTION
PROJECT NO:	4130.50	
CAD DWG FILE:	PD_05 413050LRDA.DWG	
DESIGNED BY:		
DRAWN BY:		
CHECKED BY:	DWIRTH	
DATE:	JULY, 2015	
SCALE:		
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**LEAST RESTRICTIVE
DEVELOPMENT
AREA
(LRDA)**

5.0



HIGH VISIBILITY RIDGES
N.T.S



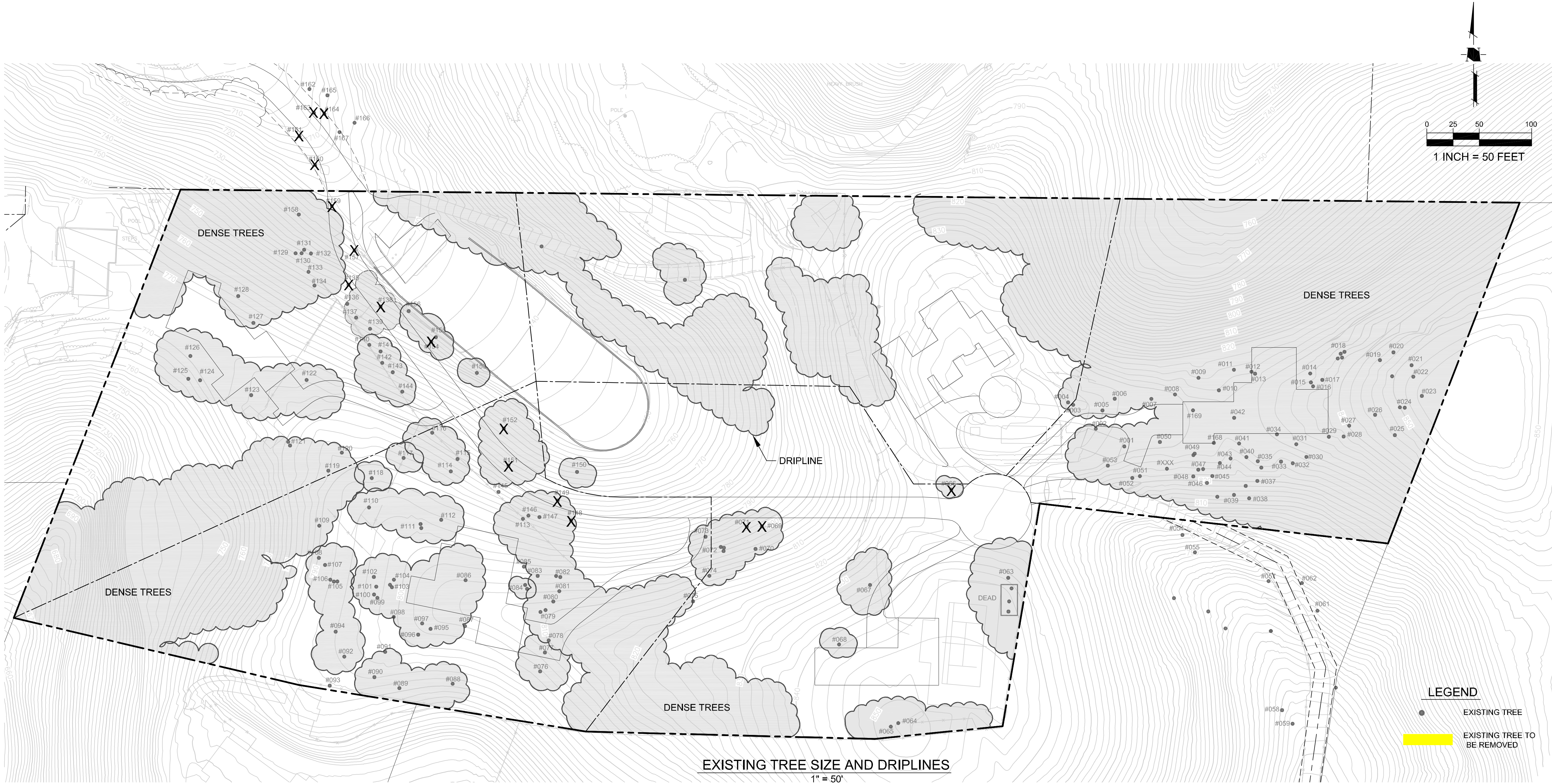
*RETAINING WALLS HAVE BEEN PROPOSED FOR THE 20' PRIVATE DRIVE TO MINIMIZE GRADING OUTSIDE THE AREA WITH A SLOPE OF 25% OR LESS. SEE SHEET 8 FOR RETAINING WALL HEIGHT AND LOCATION.

LEGEND
AREA WITH A SLOPE OF 25% OR LESS

25% SLOPE
1" = 100'

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PLOTTED 7/21/2015 11:28 AM



EXISTING TREE SIZE AND DRIPLINES

1" = 50'

TREE #	COMMON NAME	TRUNK DIAM. @ 3 FT. (in.)	PERSERVATION SUSTABILITY
1	coast live oak	18, 20, 22	Fair/Poor
2	coast live oak	16, 11	Fair/Poor
3	coast live oak	19	Fair/Poor
4	coast live oak	14	Fair
5	valley oak	13, 15	Fair
6	blue oak	19	Fair
7	coast live oak	13*5, 14	Fair
8	coast live oak	16	Fair
9	coast live oak	13	Poor
10	coast live oak	16, 18	Fair
11	coast live oak	15, 21	Fair
12	coast live oak	12	Fair/Poor
13	coast live oak	15	Fair
14	coast live oak	11, 12	Fair
15	coast live oak	13	Fair/Poor
16	coast live oak	12	Fair
17	coast live oak	12, 12, 14	Fair
18	coast live oak	9, 10, 14, 16, 16	Fair/Poor
19	coast live oak	11, 11, 16	Fair/Poor
20	coast live oak	11, 14	Fair
21	coast live oak	12	Fair
22	coast live oak	12	Fair
23	coast live oak	8, 12, 13	Fair
24	coast live oak	15, 17	Fair
25	coast live oak	11	Fair/Poor
26	coast live oak	11, 13, 13, 15, 17	Fair
27	coast live oak	13, 14	Fair
28	coast live oak	9, 13, 14, 15, 16	Fair
29	blue oak	12, 15	Fair
30	coast live oak	9, 11, 12	Fair

TREE #	COMMON NAME	TRUNK DIAM. @ 3 FT. (in.)	PERSERVATION SUSTABILITY
31	coast live oak	58	Fair
32	coast live oak	10, 10, 10, 13	Fair/Poor
33	Calif. Bay (bay)	6	Fair/Poor
34	coast live oak	22	Fair/Poor
35	coast live oak	12	Fair
36	coast live oak	8	Poor
37	coast live oak	10	Fair
38	coast live oak	6, 3	Fair
39	coast live oak	9	Fair/Good
40	coast live oak	11	Fair/Poor
41	coast live oak	8, 9, 12, 14, 14	Fair/Poor
42	coast live oak	11, 12, 13	Fair
43	coast live oak	9	Fair/Good
44	olive	5, 3	Fair
45	coast live oak	7	Fair/Poor
46	coast live oak	10, 12, 14, 14	Fair/Poor
47	coast live oak	9, 11, 14, 21	Fair
48	coast live oak	11, 17	Fair
49	coast live oak	10, 13, 22	Fair
50	blue oak	13, 13	Fair/Good
51	coast live oak	16	Good
52	Italian stone pine	33	Fair/Poor
53	coast live oak	14	Fair
54	coast live oak	20	Good
55	coast live oak	10	Fair/Good
*56	coast live oak	6	Fair/Poor
57	coast live oak	18, 25	Good
58	elderberry	4, 5	Poor/Unacceptable
59	coast live oak	28	Good
60	coast live oak	27	Fair/Good

TREE #	COMMON NAME	TRUNK DIAM. @ 3 FT. (in.)	PERSERVATION SUSTABILITY
61	coast live oak	19	Fair/Good
62	valley oak	17	Fair
63	Monterey pine	27	Poor/Unacceptable
64	coast live oak	44	Fair/Good
65	coast live oak	32	Fair/Good
66	English holly	5, 6, 6, 8	Fair
*67	coast live oak	34	Good
*68	coast live oak	17	Good
69	coast live oak	26	Fair/Good
70	coast live oak	12	Fair
71	coast live oak	16	Fair/Good
72	coast live oak	8, 9, 10, 25	Good
73	coast live oak	24	Good
74	coast live oak	16	Fair
75	coast live oak	21	Fair/Good
76	valley oak	14	Fair
77	coast live oak	25	Poor
78	coast live oak	16	Fair
79	coast live oak	18, 13	Poor
80	coast live oak	11, 12, 14, 16, 19	Fair
81	black oak	20	Fair/Poor
82	blue oak	9, 18, 19	Fair
83	coast live oak	23	Fair
84	coast live oak	16, 18	Fair/Poor
85	coast live oak	21	Fair/Good
86	coast live oak	36	Good
87	coast live oak	31	Fair
88	coast live oak	35	Fair/Good
89	coast live oak	39	Poor
90	coast live oak	27	Fair/Good

TREE #	COMMON NAME	TRUNK DIAM. @ 3 FT. (in.)	PERSERVATION SUSTABILITY
91	coast live oak	19	Good
92	coast live oak	23	Poor
*93	blue oak	33	Fair
94	coast live oak	17	Good
95	coast live oak	16	Fair/Poor
*96	coast live oak	15, 18	Fair
97	coast live oak	13, 18, 24	Fair
98	coast live oak	10, 11, 13	Fair/Poor
99	coast live oak	17	Good
100	coast live oak	12	Poor
101	coast live oak	15	Fair
102	coast live oak	25	Fair
103	coast live oak	14, 14	Fair/Poor
104	coast live oak	18	Fair/Good
105	blue oak	12, 13	Fair/Poor
106	coast live oak	14	Fair
107	valley oak	8	Unacceptable
*108	coast live oak	20	Fair/Good
*109	coast live oak	10, 15, 17, 18, 18	Fair
110	coast live oak	13, 18, 19	Fair/Good
111	black oak	21, 23	Uncertain
112	valley oak	29	Poor
113	coast live oak	11	Fair
114	coast live oak	21	Good
115	coast live oak	15	Fair/Good
116	coast live oak	16	Good
*117	coast live oak	8	Fair/Good
*118	valley oak	28	Fair/Good
*119	coast live oak	40	Fair/Good
*120	coast live oak	40	Fair/Good

TREE #	COMMON NAME	TRUNK DIAM. @ 3 FT. (in.)	PERSERVATION SUSTABILITY
121	coast live oak	10, 13, 15, 15, 19	Fair
122	coast live oak	41	Good
123	coast live oak	17, 18, 18	Fair/Good
124	coast live oak	14, 23, 27	Fair
125	coast live oak	14, 15, 17, 18	Fair
126	coast live oak	10, 11, 14, 15, 15, 15	Fair
127	coast live oak	20	Good
128	coast live oak	18	Fair/Poor
129	coast live oak	18	Fair
130	coast live oak	15	Fair/Poor
131	coast live oak	15	Fair
132	coast live oak	14	Fair
*133	coast live oak	11	Fair
*134	coast live oak	24	Fair/Poor
135	coast live oak	18	Poor
136	coast live oak	11	Fair/Poor
137	coast live oak	9	Fair/Good
138	coast live oak	22	Good
139	coast live oak	8	Fair
140	coast live oak	7, 7	Fair
141	coast live oak	6, 7	Fair
142	coast live oak	6, 3	Fair
143	coast live oak	8	Fair
144	coast live oak	4, 4, 8, 8	Fair
145	coast live oak	21	Fair/Poor
146	coast live oak	9	Poor
147	coast live oak	27	Fair/Good
148	coast live oak	21	Good
149	coast live oak	7, 6	Fair/Poor
150	blue elderberry	16	Fair

TREE #	COMMON NAME	TRUNK DIAM. @ 3 FT. (in.)	PERSERVATION SUSTABILITY
151	coast live oak	26	Good
152	coast live oak	16, 18	Fair
153	coast live oak	11	Fair
154	coast live oak	11	Fair/Good
155	coast live oak	9	Fair
156	purpleleaf plum	9	Fair/Poor
*157	coast live oak	22	Fair
158	coast live oak	15	Fair
159	coast live oak	27	Fair/Poor
160	coast live oak	22	Good
161	coast live oak	32	Fair
162	coast live oak	27	Fair
163	coast live oak	21	Fair
164	coast live oak	30	Fair/Good
165	coast live oak	20	Fair/Poor
166	coast live oak	20, 24	Fair
167	coast live oak	9, 10	Poor
168	coast live oak	23	Fair/Poor
169	coast live oak	19	Fair/Good

NOTE:
ADDITIONAL TREES TO BE REMOVED IN THE FUTURE WITH
INDIVIDUAL A&S APPLICATIONS FOR THE HOME SITES.



PLANNED DEVELOPMENT ZONING
LANDS OF SAHADI
15215 SHANNON ROAD
SANTA CLARA COUNTY, CALIFORNIA

NO	DATE	DESCRIPTION
PROJECT NO:		4130.50
CAD DWG FILE:		PD_06 413050X TREES.DWG
DESIGNED BY:		
DRAWN BY:		
CHECKED BY:		DWIRTH
DATE:		JULY, 2015
SCALE:		
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EXISTING TREES



VIEW WITH NO OBSTRUCTION
*CONCEPTUAL STRUCTURES ARE SHOWN AT 25' IN HEIGHT



3D VIEW - HOME SITES NOT VISIBLE

BLOSSOM HILL ROAD/LOS GATOS BOULEVARD



VIEW WITH NO OBSTRUCTION
*CONCEPTUAL STRUCTURES ARE SHOWN AT 25' IN HEIGHT



3D VIEW - HOME SITES NOT VISIBLE

LOS GATOS - ALMADEN ROAD/SELINDA WAY



VIEW WITH NO OBSTRUCTION
*CONCEPTUAL STRUCTURES ARE SHOWN AT 25' IN HEIGHT



3D VIEW - HOME SITES NOT VISIBLE

HWY 17 OVERCROSSING - SARATOGA ROAD



VIEW WITH NO OBSTRUCTION
*CONCEPTUAL STRUCTURES ARE SHOWN AT 25' IN HEIGHT



3D VIEW - HOME SITES NOT VISIBLE

MAIN STREET - BAYVIEW AVENUE

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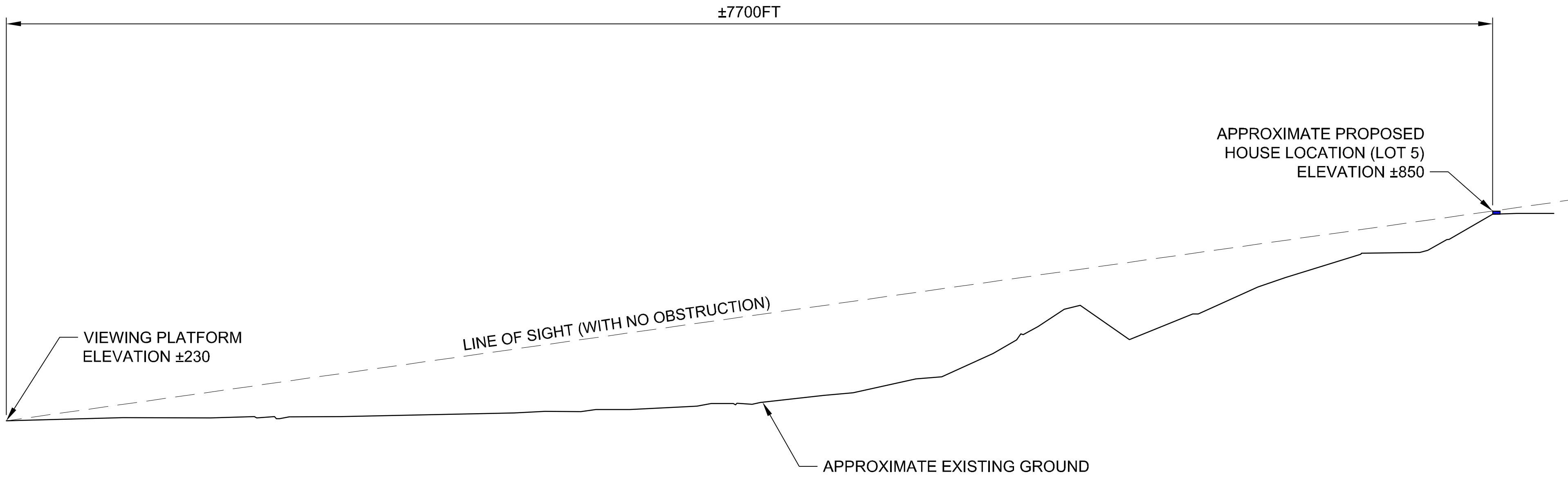


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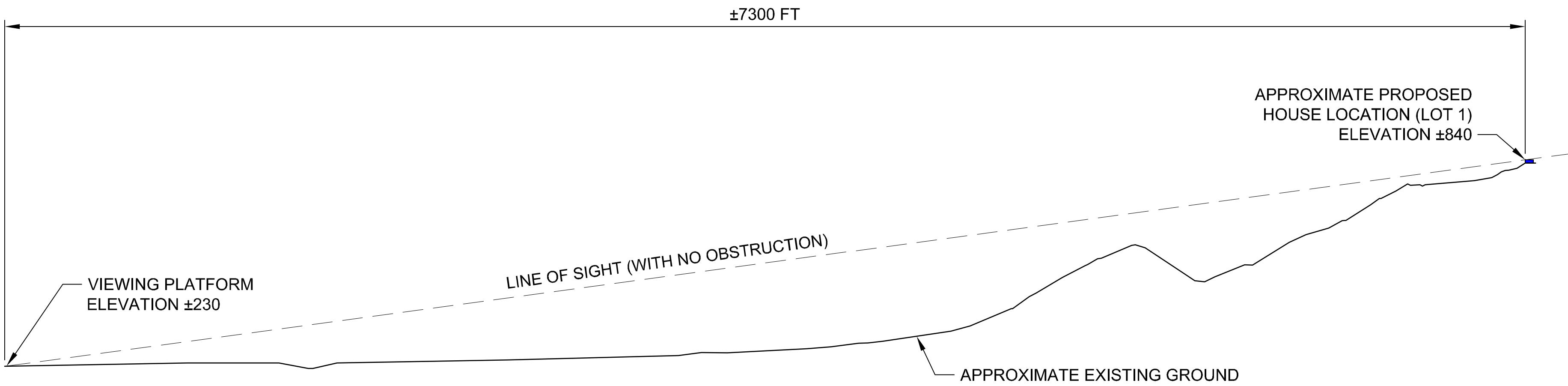
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DESIGNED BY:		
DRAWN BY:		
CHECKED BY: DW/RTH		
DATE: JULY, 2015		
SCALE:		
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VIEWING PLATFORM
ANALYSIS

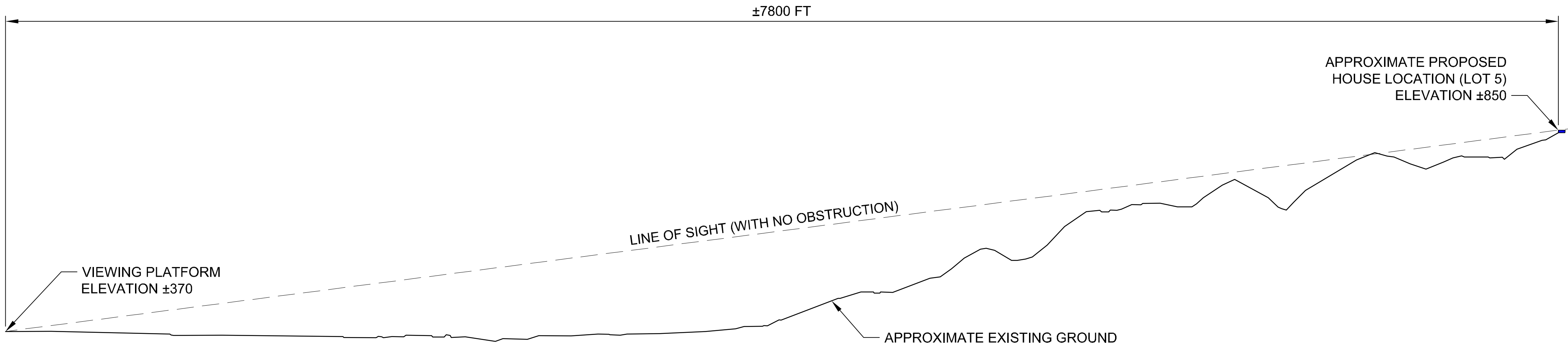
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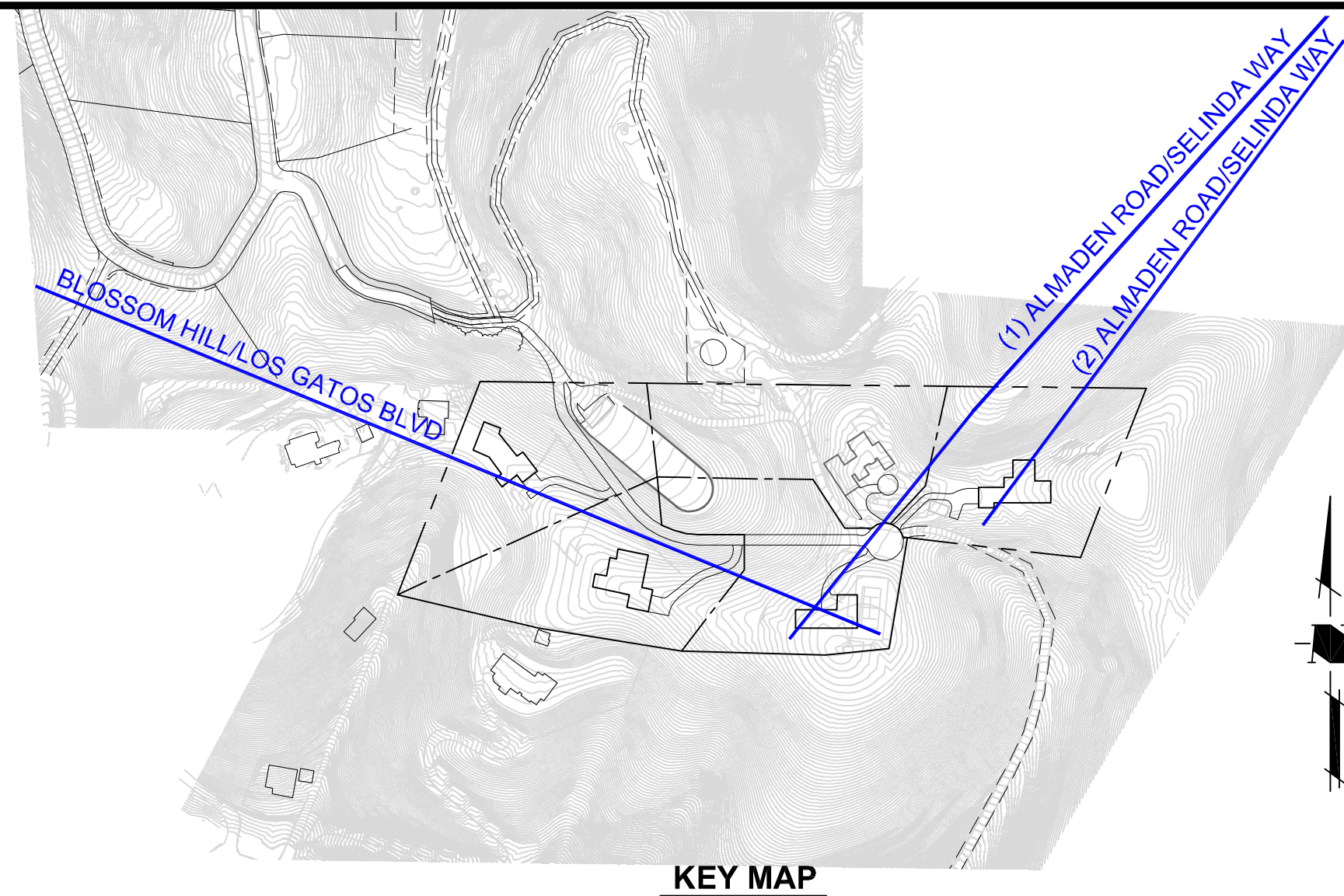
1 ALMADEN ROAD/ SELINDA WAY 1 - VIEWING PLATFORM
SCALE: NTS



2 ALMADEN ROAD/SELINDA WAY 2 - VIEWING PLATFORM
SCALE: NTS



3 BLOSSOM HILL/ LOS GATOS BLVD - VIEWING PLATFORM
SCALE: NTS



KEY MAP

Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

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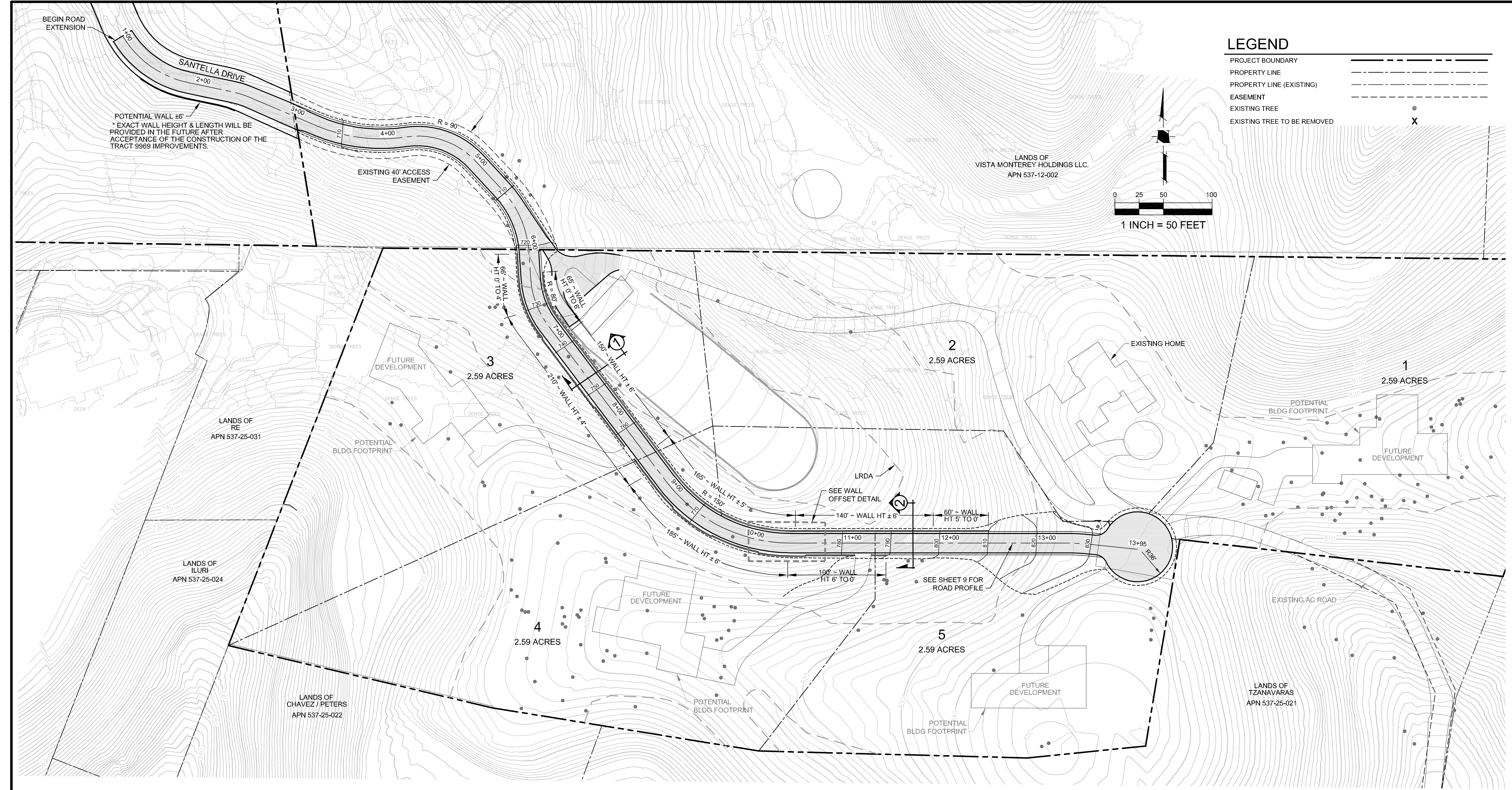
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PLANNED DEVELOPMENT ZONING
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SCALE:		
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VIEWING PLATFORM
CROSS SECTIONS



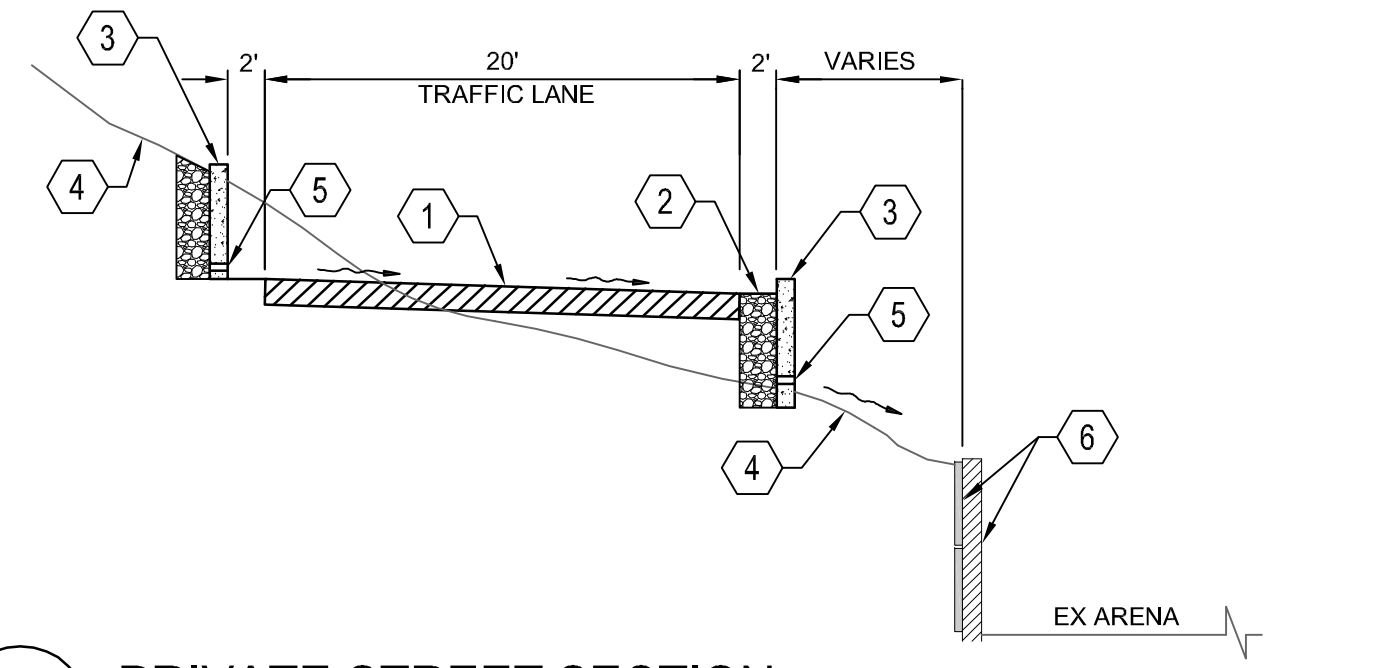
LEGEND

PROJECT BOUNDARY	---
PROPERTY LINE	---
PROPERTY LINE (EXISTING)	---
EASEMENT	---
EXISTING TREE	•
EXISTING TREE TO BE REMOVED	X

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
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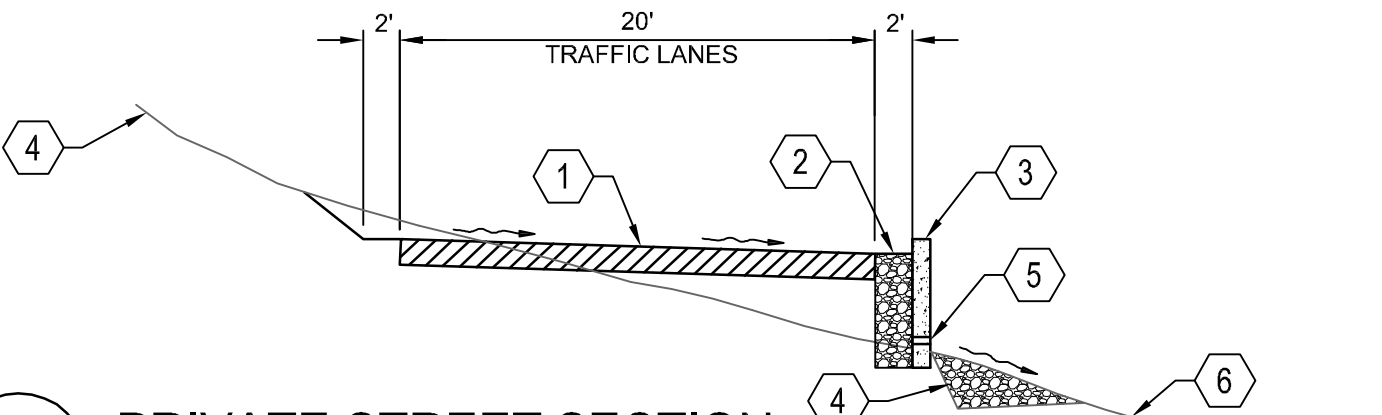
PLANNED DEVELOPMENT ZONING
LANDS OF SAHADI
15215 SHANNON ROAD
SANTA CLARA COUNTY, CALIFORNIA

- NOTES:
- 1 NEW AC/TRAFFIC LANES
 - 2 2' PERMEABLE SHOULDER/WALL BACKFILL
 - 3 RETAINING WALL (SEE PLAN FOR APPROXIMATE HEIGHT)
 - 4 EXISTING HILLSIDE
 - 5 WEEP HOLE (TYP)
 - 6 EXISTING WOOD RETAINING WALL (HEIGHT VARIES)

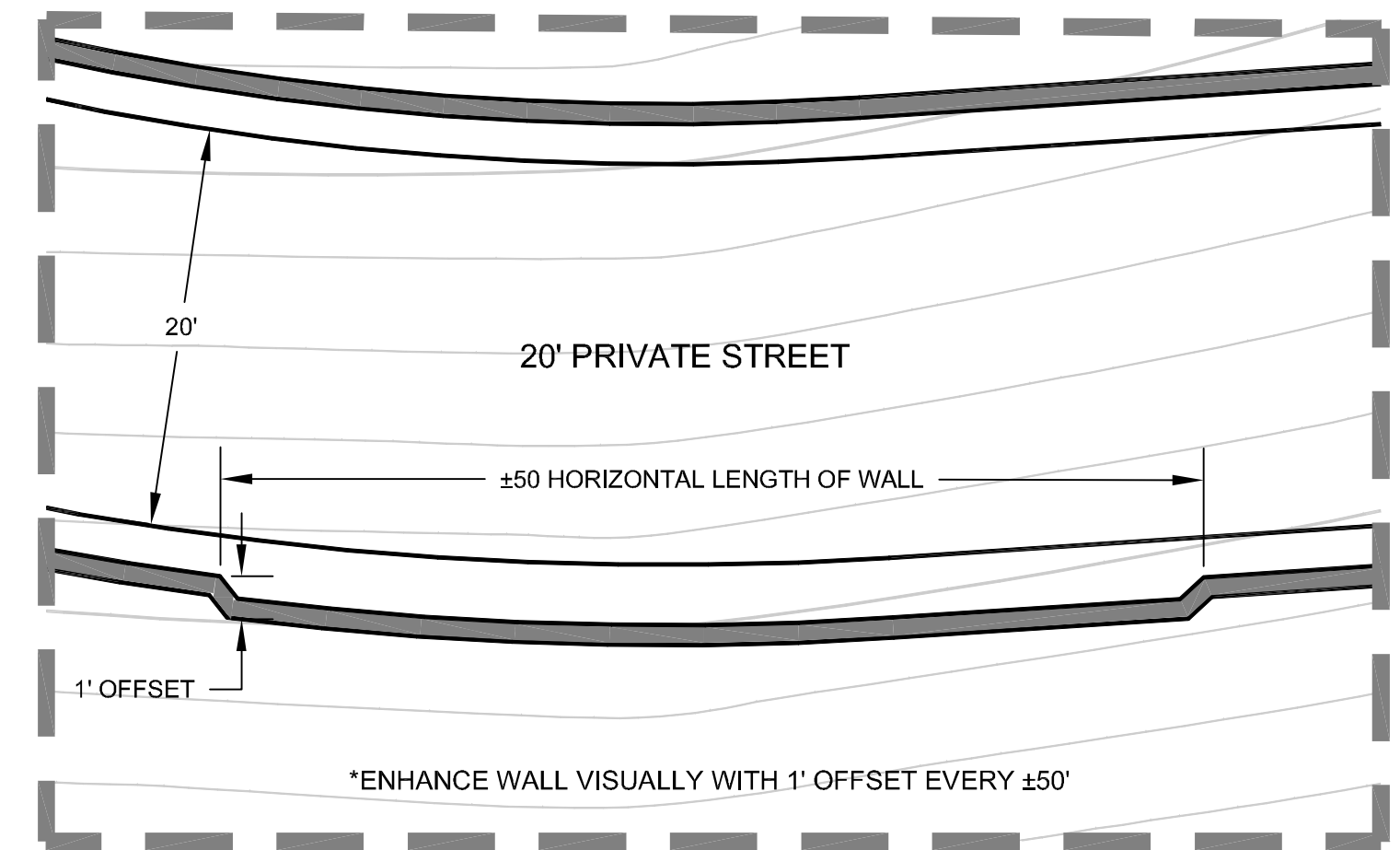


1 PRIVATE STREET SECTION
SCALE: NTS

- NOTES:
- 1 NEW AC/TRAFFIC LANES
 - 2 2' PERMEABLE SHOULDER/WALL BACKFILL
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 - 4 LEVEL SPREADER
 - 5 WEEP HOLE (TYP)
 - 6 EXISTING VEGETATED HILLSIDE



2 PRIVATE STREET SECTION
SCALE: NTS



WALL OFFSET DETAIL
N.T.S.

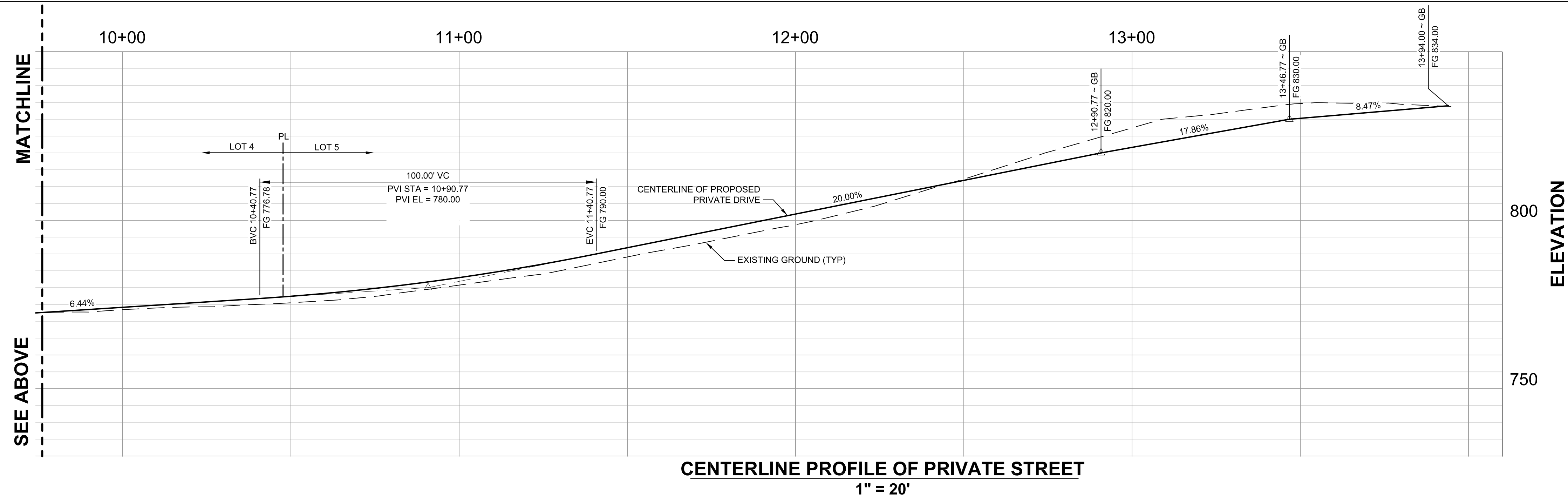
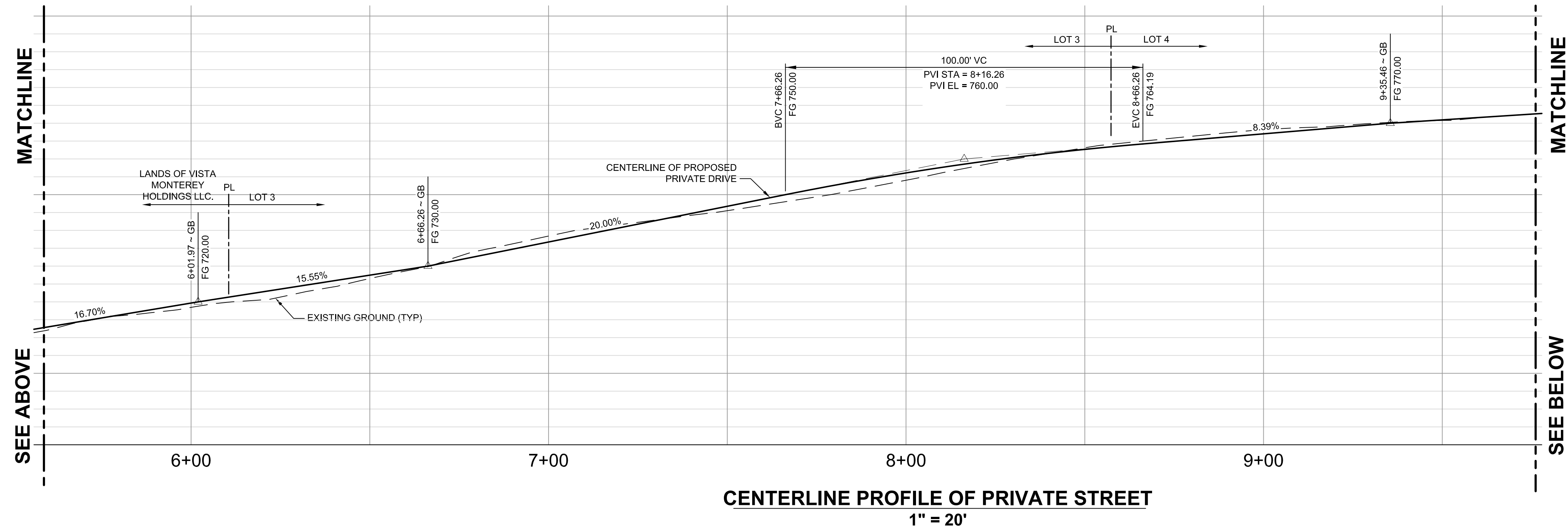
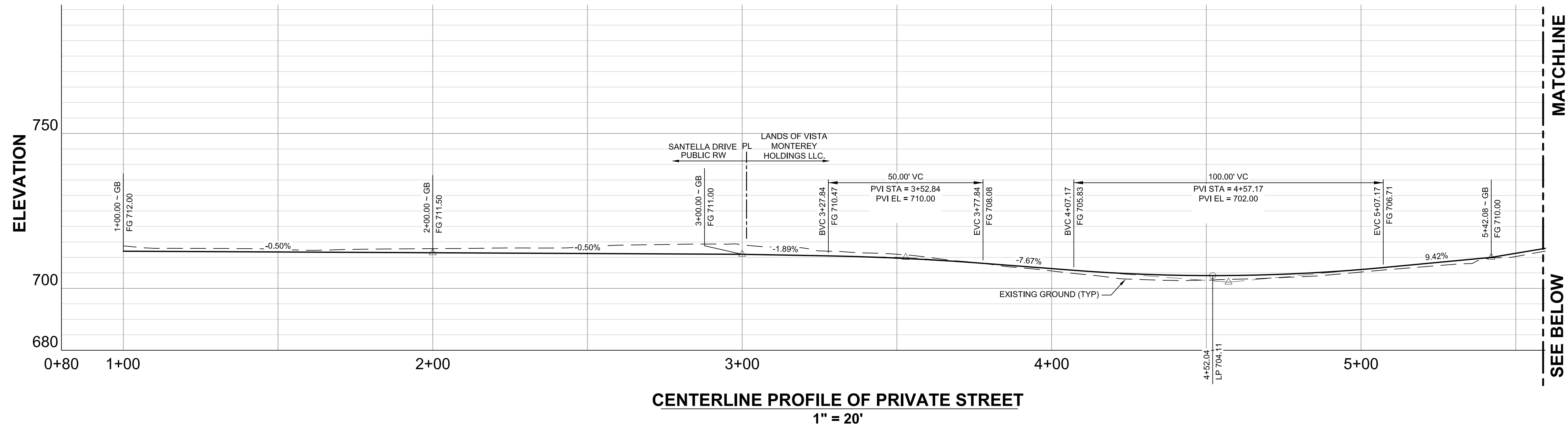
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DESIGNED BY:		
DRAWN BY:		
CHECKED BY:	DWIRTH	
DATE:	JULY, 2015	
SCALE:	NOT TO SCALE	
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CONCEPTUAL
PRIVATE STREET
GRADING PLAN

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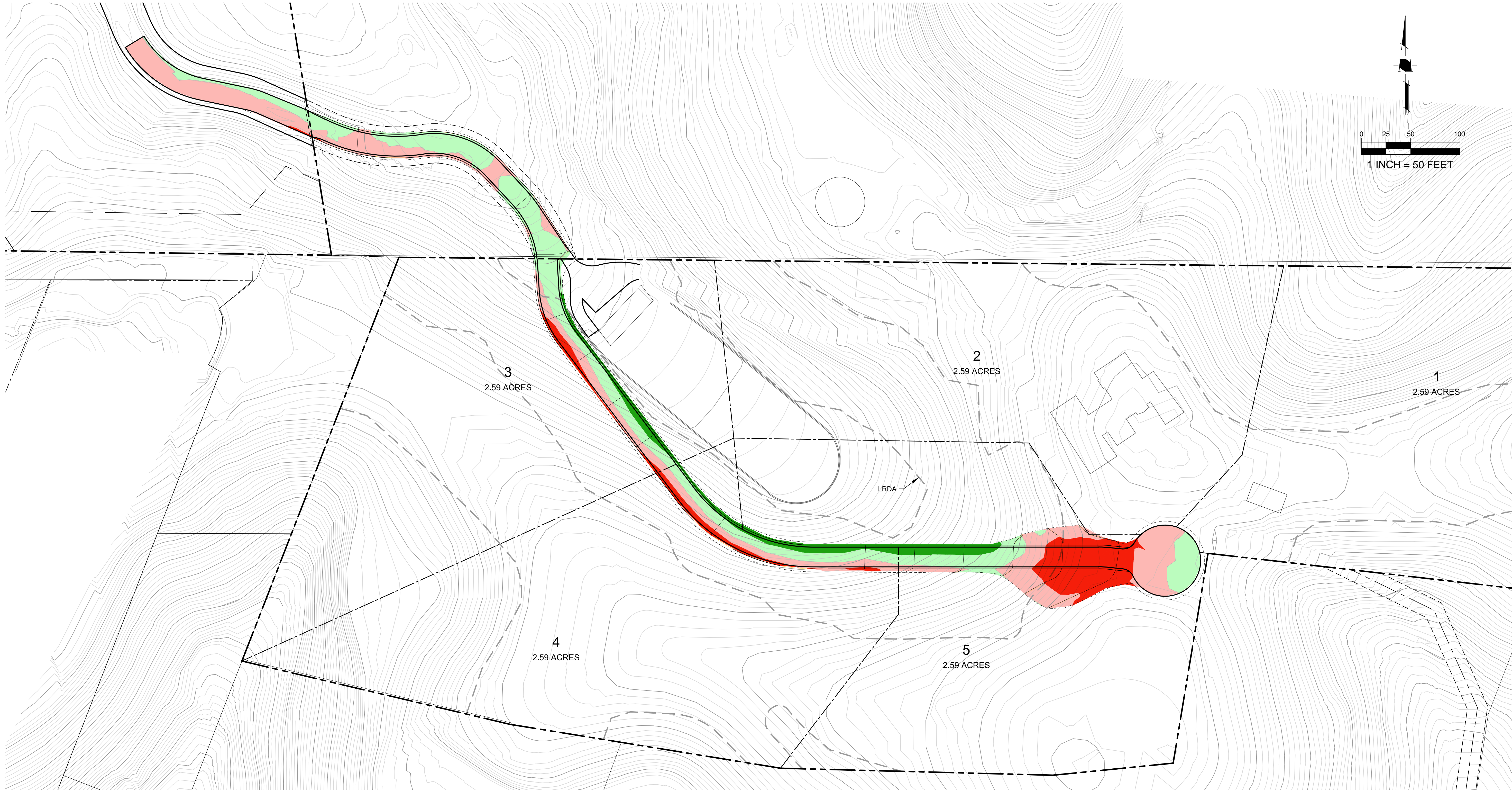


PLANNED DEVELOPMENT ZONING
LANDS OF SAHADI
15215 SHANNON ROAD
SANTA CLARA COUNTY, CALIFORNIA

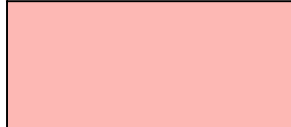



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DESIGNED BY:		
DRAWN BY:		
CHECKED BY:		DW/RT
DATE:		JULY, 2015
SCALE:		
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PRIVATE STREET
PROFILE

10.0



LEGEND

CUT		FILL	
	CUT (0' - 4')		FILL (0' - 3')
	CUT (>4'; EXCEEDS TOWN STANDARD)		FILL (>3'; EXCEEDS TOWN STANDARD)

PRIVATE STREET EARTHWORK		
ITEM	CUT	FILL
PRIVATE DRIVE	1,800 CY	1,300 CY
NET: 500 CY <CUT>		



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Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

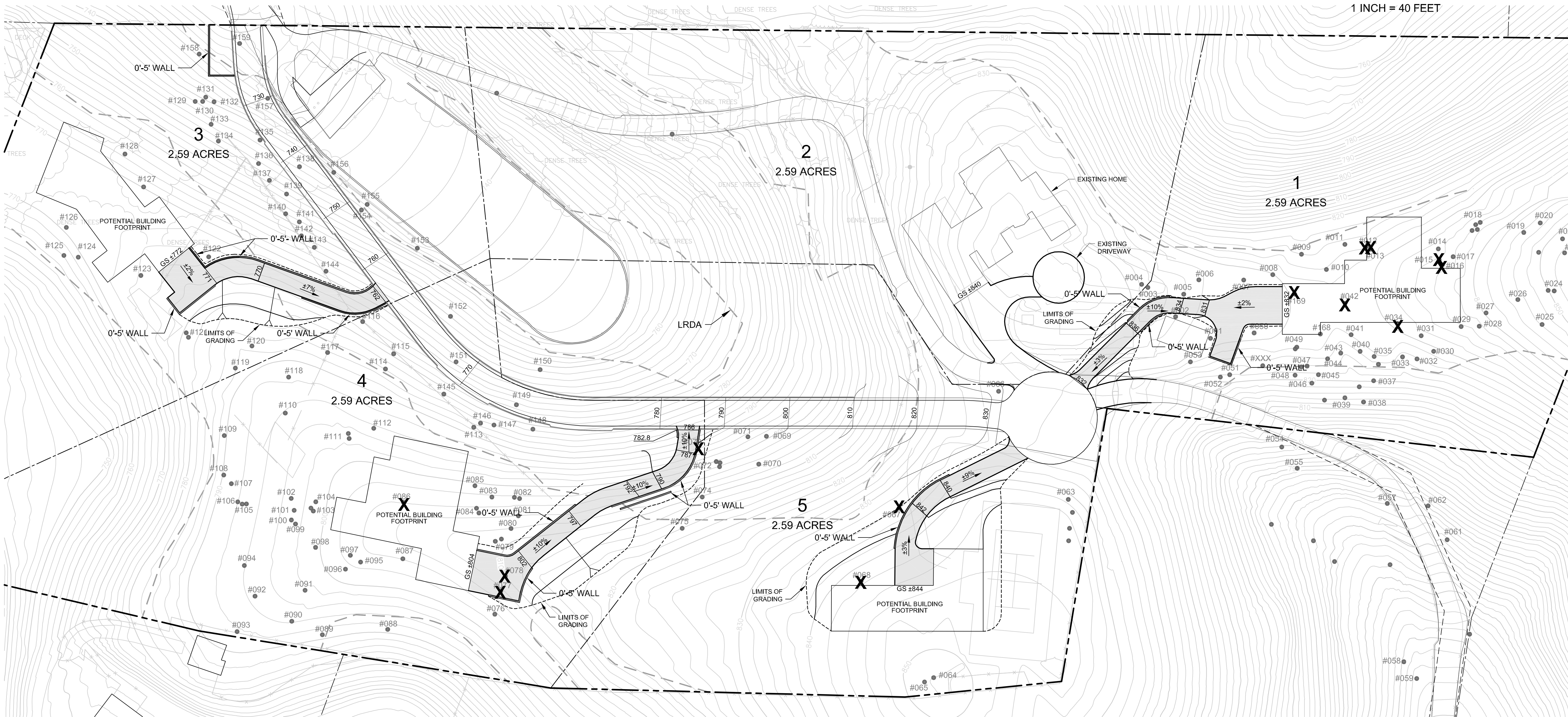
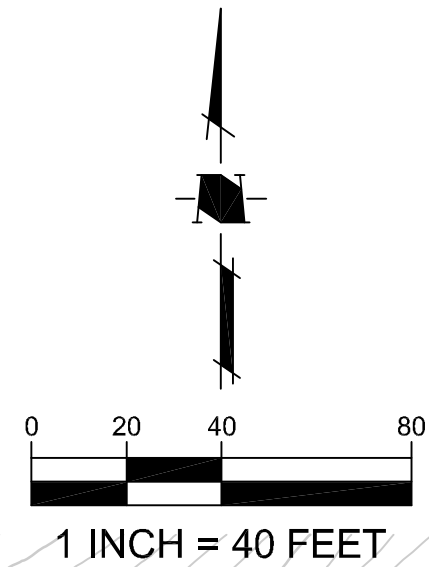
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**PLANNED DEVELOPMENT ZONING
LANDS OF SAHADI
15215 SHANNON ROAD
SANTA CLARA COUNTY, CALIFORNIA**

NO	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
PROJECT NO: 4130.50		
CAD DWG FILE: 413050FGSU.DWG		
DESIGNED BY:		
DRAWN BY:		
CHECKED BY: DW/RTM		
DATE: JULY, 2015		
SCALE:		
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**PRIVATE STREET
CUT & FILL
VOLUME**



NOTE:

FUTURE DEVELOPMENT OF HOME SITES SHOWN ARE FOR REFERENCE ONLY AND WILL BE SUBJECT TO A SEPARATE A&S REVIEW PROCESS AT A LATER DATE.

ESTIMATED DEVELOPABLE AREA			
LOT		TOTAL LOT AREA	ESTIMATED POTENTIAL DEVELOPABLE AREA
1	Proposed	2.59 acres	7,300 SF
2	Existing	2.59 acres	6,600 SF
3	Proposed	2.59 acres	6,500 SF
4	Proposed	2.59 acres	7,600 SF
5	Proposed	2.59 acres	5,400 SF

POTENTIAL TREES TO BE REMOVED WITH FUTURE DEVELOPMENT			
TAG #	SIZE	CONDITION	
12	12	Fair/Poor	
13	15	Fair	
15	13	Fair/Poor	
16	12	Fair	
34	22	Fair/Poor	
42	11, 12, 13	Fair	
67	34	Good	
68	17	Good	
73	24	Good	
77	25	Poor	
78	16	Fair	
86	36	Good	
169	19	Fair/Good	

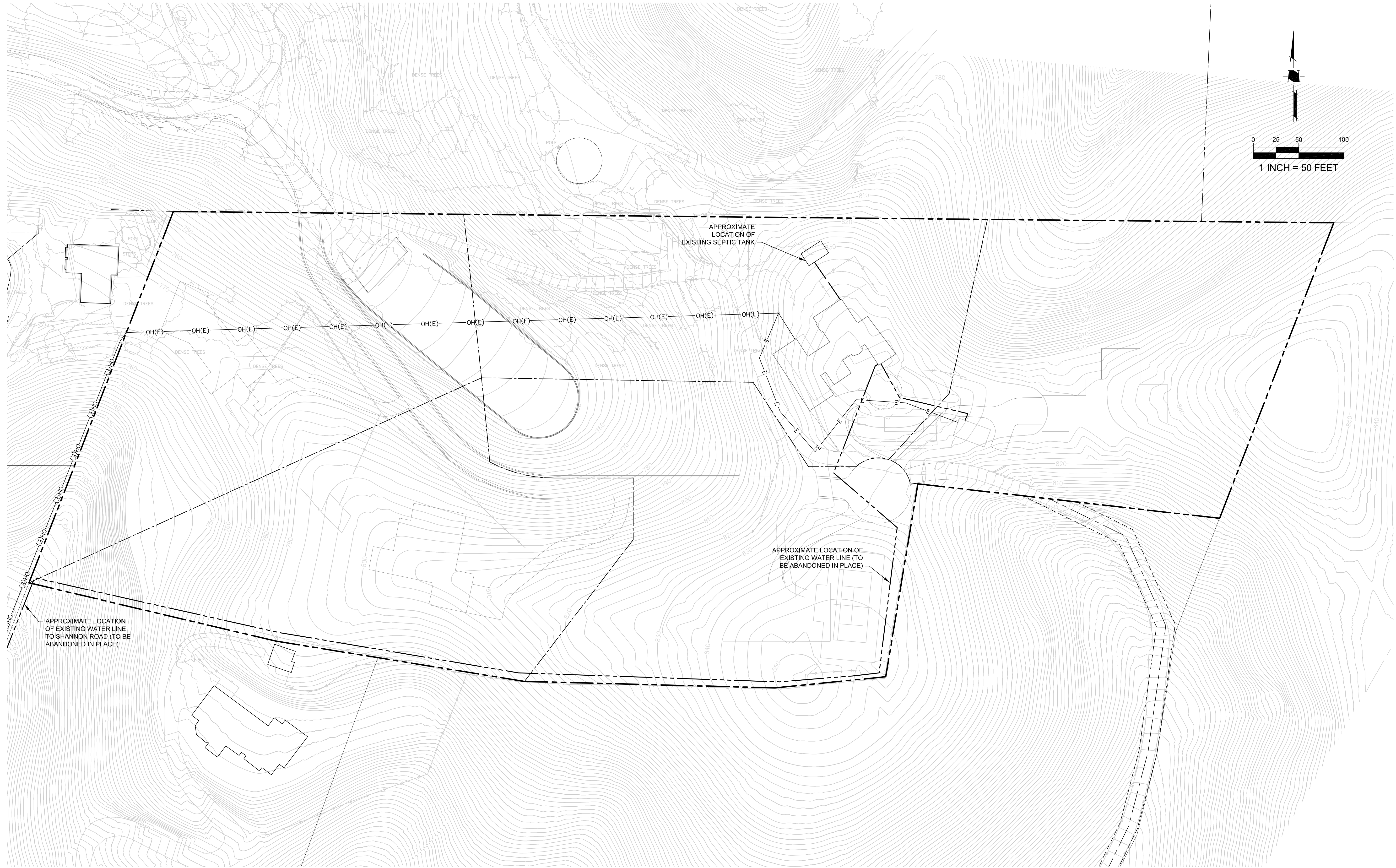
LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- CONCEPTUAL PRIVATE DRIVEWAY

PLANNED DEVELOPMENT ZONING
LANDS OF SAHADI
15215 SHANNON ROAD
SANTA CLARA COUNTY, CALIFORNIA

NO	DATE	DESCRIPTION
PROJECT NO:	4130.50	
CAD DWG FILE:	PD_11 413050GP-FUTURE.DWG	
DESIGNED BY:		
DRAWN BY:		
CHECKED BY:	DWIRTH	
DATE:	JULY, 2015	
SCALE:	NOT TO SCALE	
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CONCEPTUAL GRADING FOR FUTURE DEVELOPMENT		

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NOTE: OVERHEAD WILL BE UNDERGROUND TO THE NEAREST POLE FOR THE PROPOSED DEVELOPMENT. DETAILS/PROPOSED LAYOUT WILL BE PROVIDED WITH A&S APPLICATION.

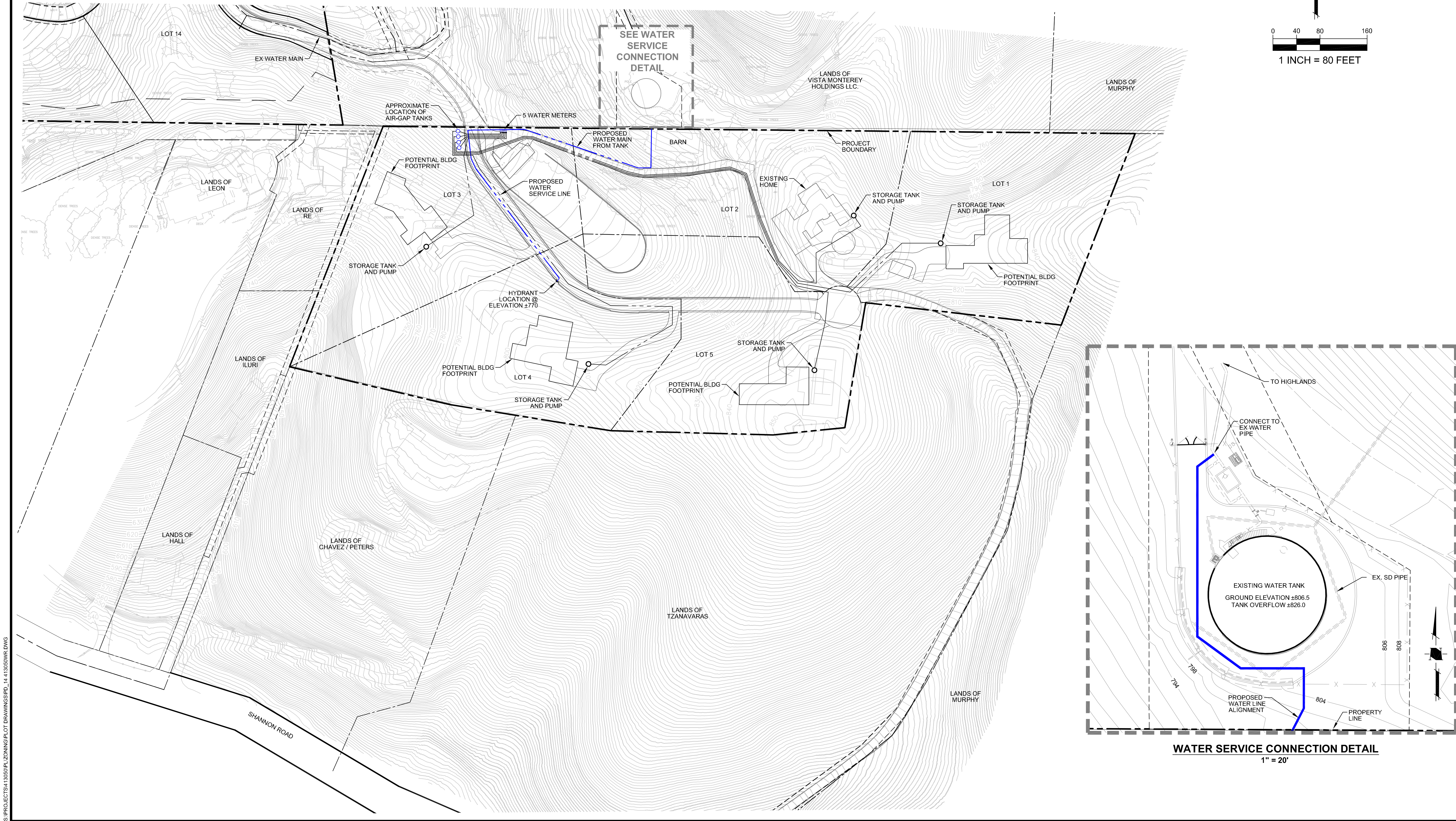


PLANNED DEVELOPMENT ZONING
LANDS OF SAHADI
15215 SHANNON ROAD
SANTA CLARA COUNTY, CALIFORNIA

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NO	DATE	DESCRIPTION
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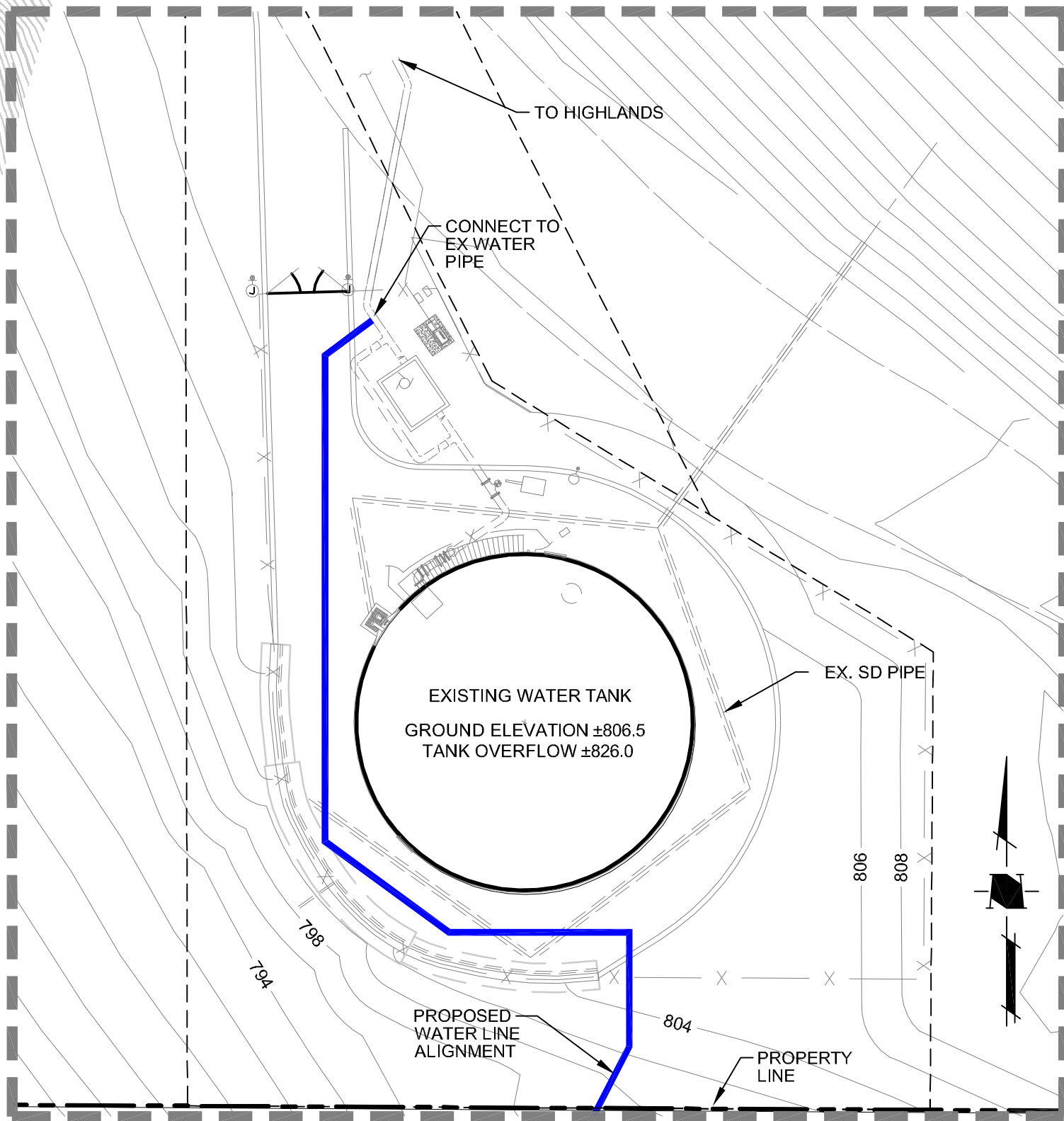
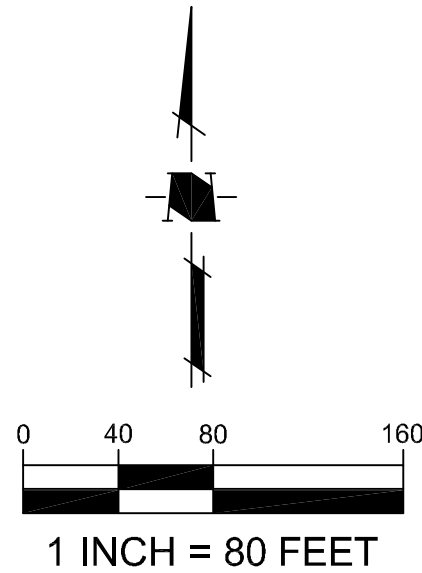
EXISTING UTILITIES

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LEGEND

PROJECT BOUNDARY	
PROPERTY LINE	
PROPERTY LINE (EXISTING)	
WATER SERVICE LINE	
WATER SERVICE LINE (EXISTING)	
STORAGE TANK & PUMP	
EASEMENT (EXISTING)	



WATER SERVICE CONNECTION DETAIL
1" = 20'



Land Use Entitlements
Land Planning
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Utility Design
Land Surveying
Stormwater Compliance

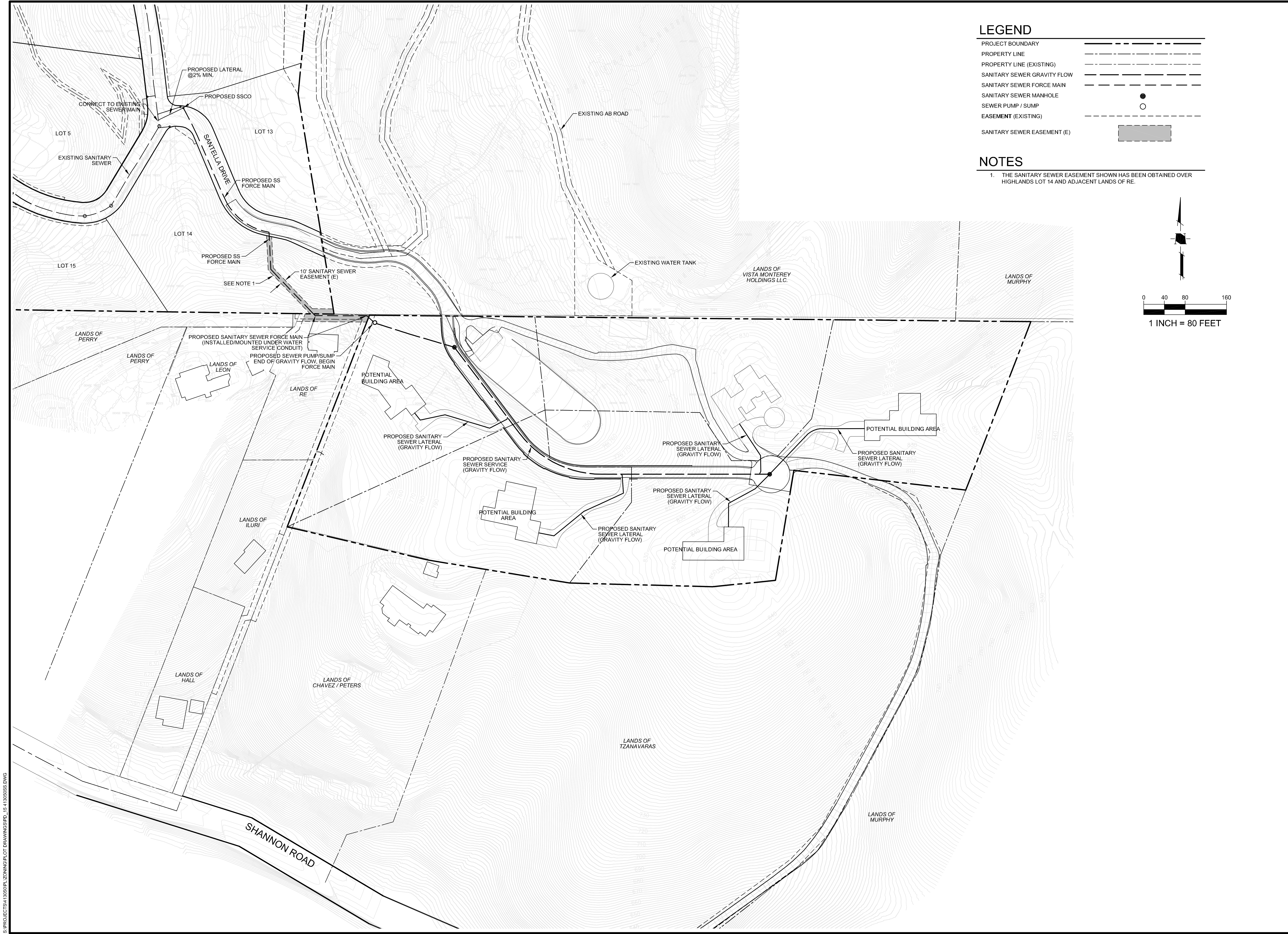
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PLANNED DEVELOPMENT ZONING
LANDS OF SAHADI
15215 SHANNON ROAD
SANTA CLARA COUNTY, CALIFORNIA

NO	DATE	DESCRIPTION
PROJECT NO:	4130.50	
CAD DWG FILE:	PD_14 413050WR.DWG	
DESIGNED BY:	ML	
DRAWN BY:	ML	
CHECKED BY:	DWIRTH	
DATE:	JULY, 2015	
SCALE:	NOT TO SCALE	
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CONCEPTUAL
WATER PLAN



LEGEND

PROJECT BOUNDARY	
PROPERTY LINE	
PROPERTY LINE (EXISTING)	
SANITARY SEWER GRAVITY FLOW	
SANITARY SEWER FORCE MAIN	
SANITARY SEWER MANHOLE	
SEWER PUMP / SUMP	
EASEMENT (EXISTING)	
SANITARY SEWER EASEMENT (E)	

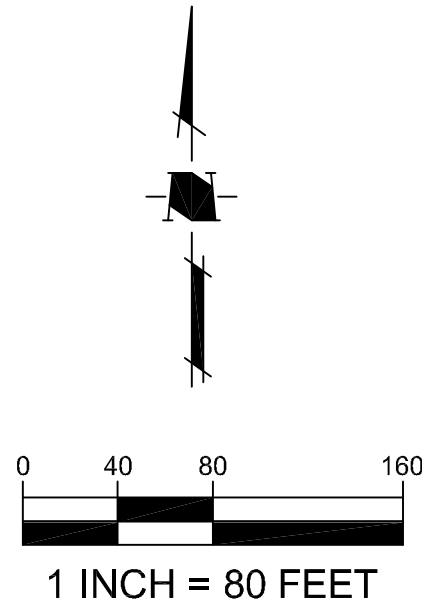
NOTES

1. THE SANITARY SEWER EASEMENT SHOWN HAS BEEN OBTAINED OVER HIGHLANDS LOT 14 AND ADJACENT LANDS OF RE.

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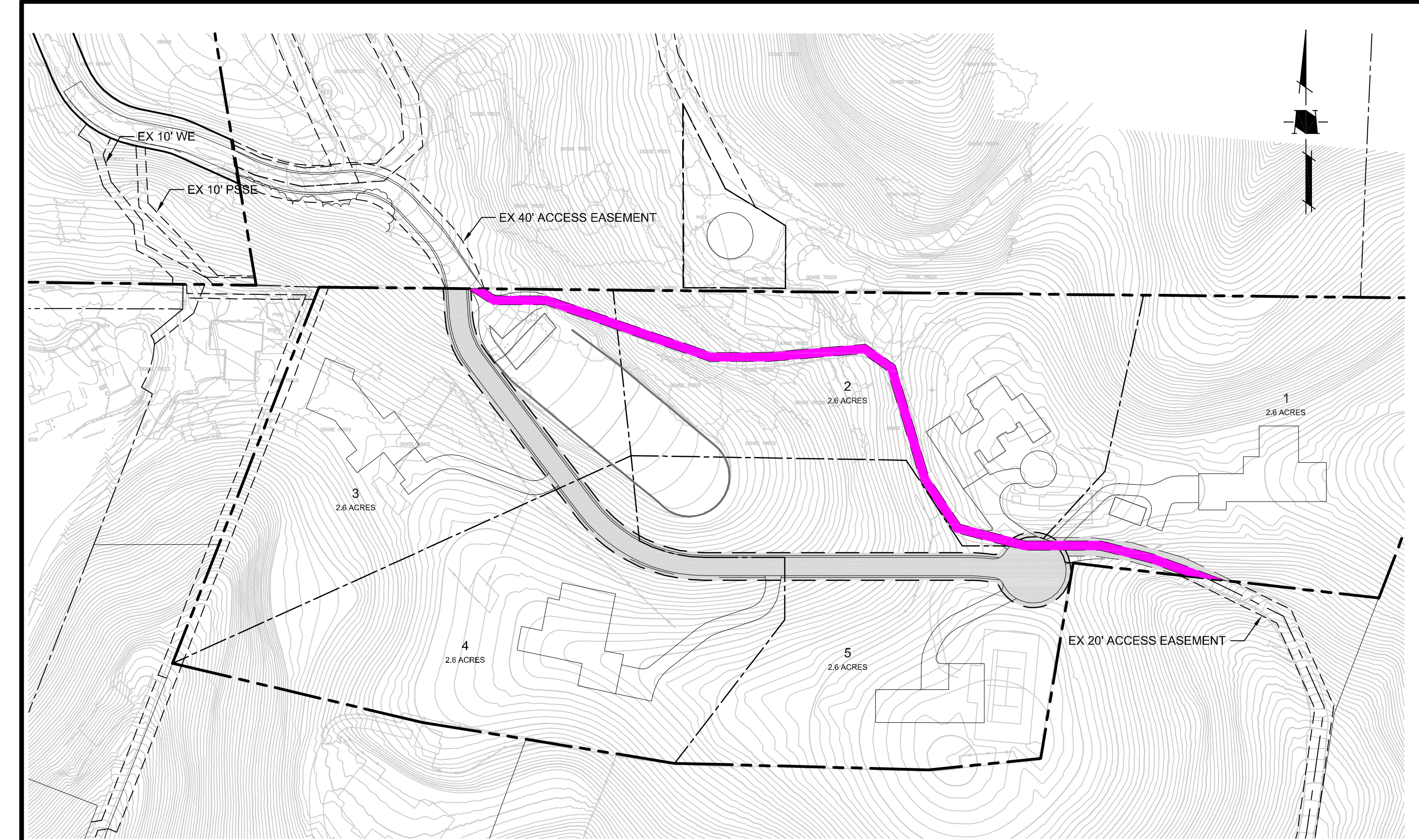


PLANNED DEVELOPMENT ZONING
LANDS OF SAHADI
15215 SHANNON ROAD
SANTA CLARA COUNTY, CALIFORNIA

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DESIGNED BY:	ML	
DRAWN BY:	ML	
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DATE:	JULY, 2015	
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CONCEPTUAL
SANITARY SEWER
PLAN

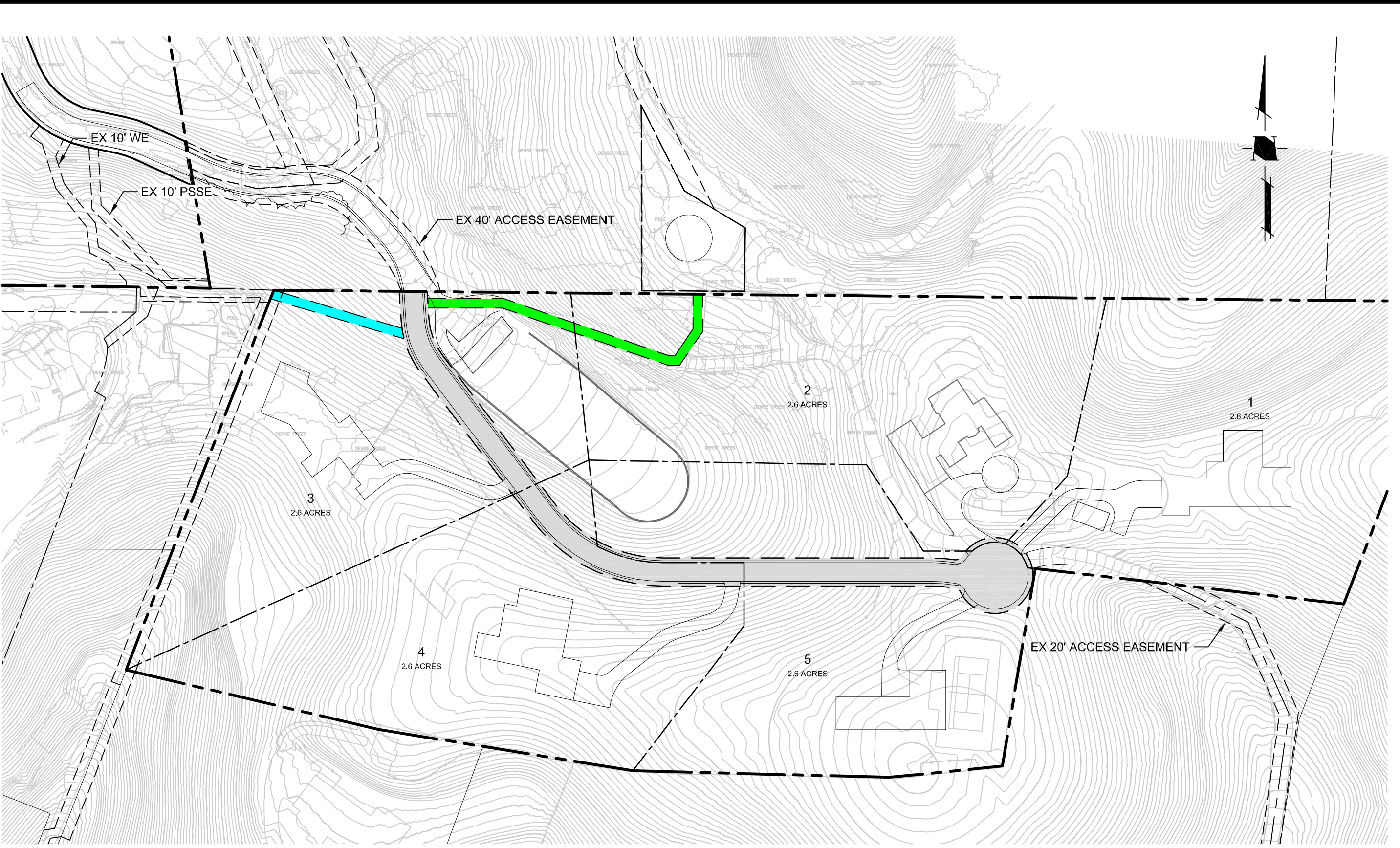
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TRAIL EASEMENT, EVAE, PIEE, PUE, PSSE
1" = 100'

LEGEND

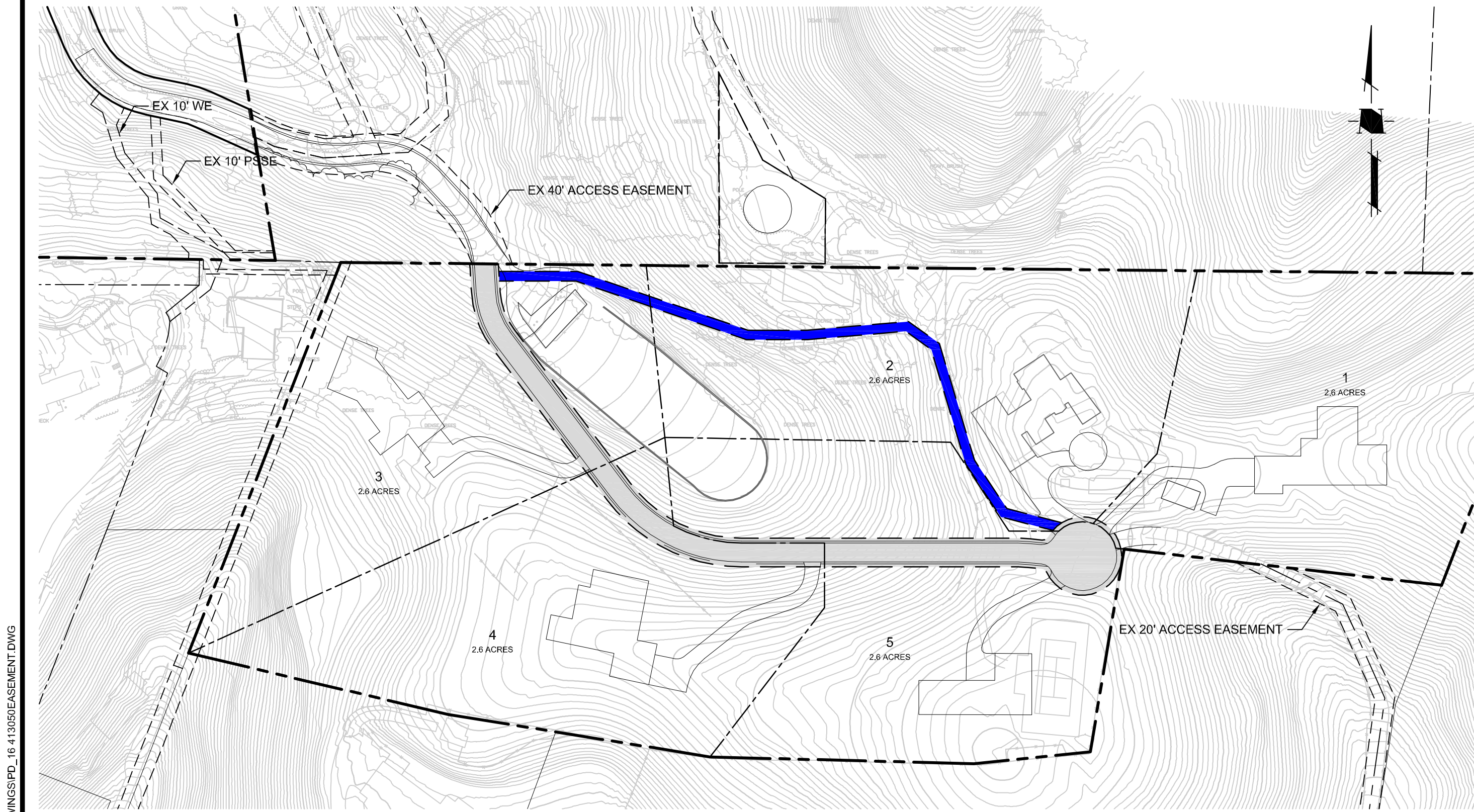
- 30' EVAE, PIEE, PUE, PSSE
- 10' TRAIL EASEMENT



WE & PSSE
1" = 100'

LEGEND

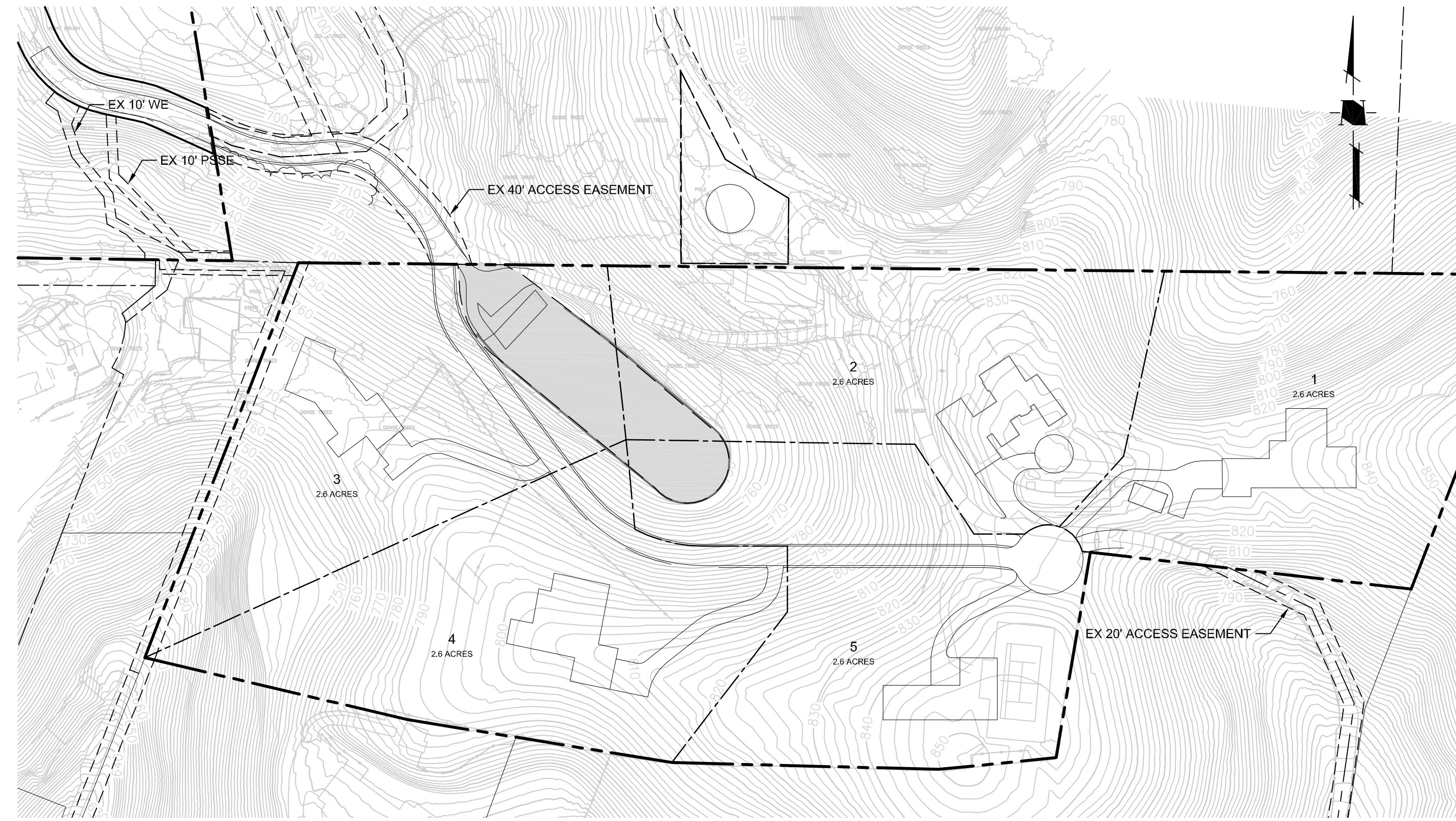
- 30' EVAE, PIEE, PUE, PSSE
- 10' WE (WATER EASEMENT)
- 10' PSSE (PRIVATE SANITARY SEWER EASEMENT)



PRIVATE WATER EASEMENT (PWE)
1" = 100'

LEGEND

- 30' EVAE, PIEE, PUE, PSSE
- 10' PRIVATE WATER EASEMENT



PRIVATE COMMON AREA EASEMENT (PCAE)
1" = 100'

LEGEND

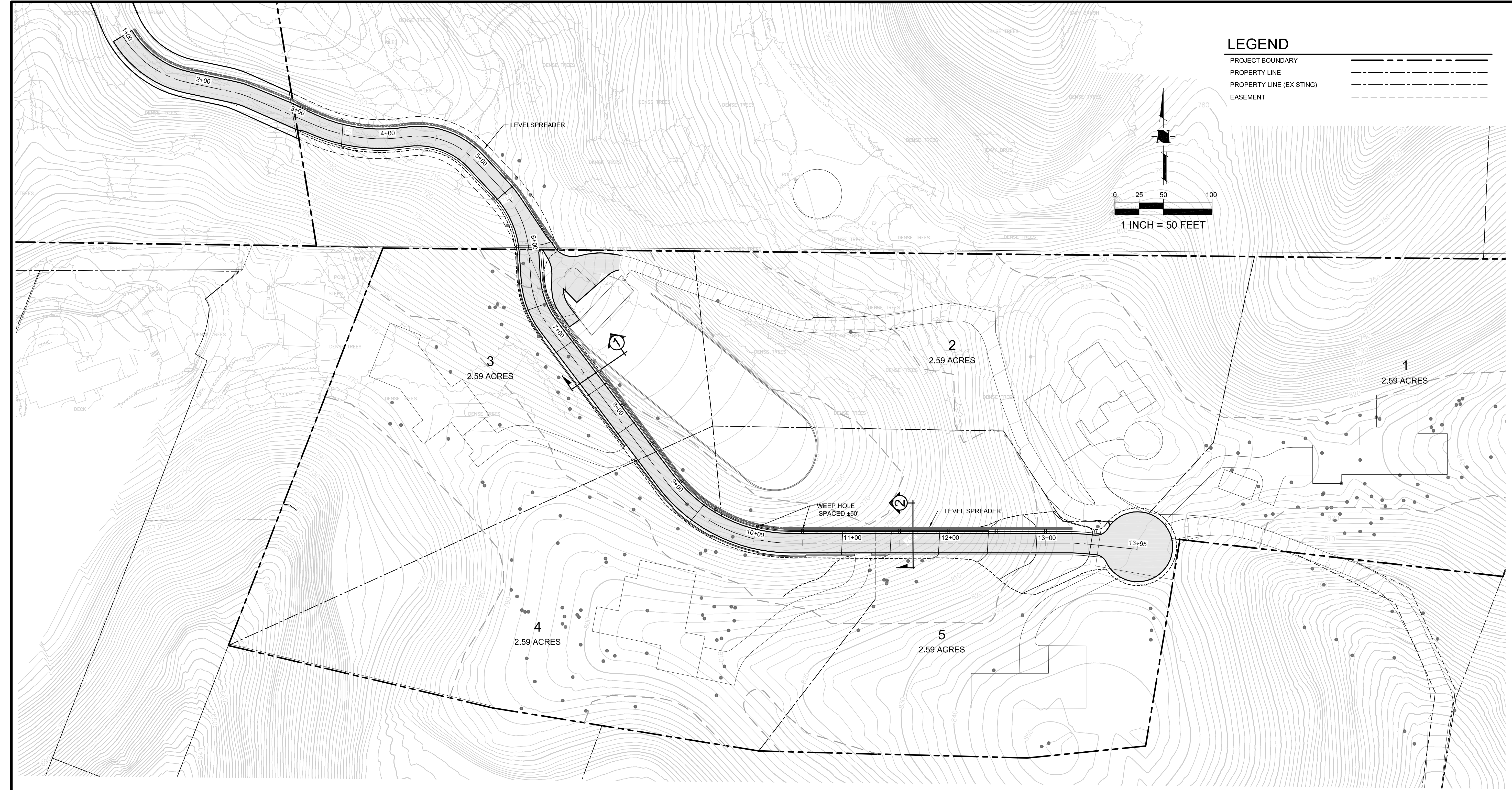
- PCAE



PLANNED DEVELOPMENT ZONING
LANDS OF SAHADI
15215 SHANNON ROAD
SANTA CLARA COUNTY, CALIFORNIA

NO	DATE	DESCRIPTION
PROJECT NO:	4130.50	
CAD DWG FILE:	PD_16_413050\EASEMENT.DWG	
DESIGNED BY:		
DRAWN BY:		
CHECKED BY:	DWIRTH	
DATE:	JULY, 2015	
SCALE:		
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PROPOSED EASEMENTS



LEGEND

PROJECT BOUNDARY

PROPERTY LINE

PROPERTY LINE (EXISTING)

EASEMENT

Land Use Entitlements

Land Planning

Landscape Architecture

Civil Engineering

Utility Design

Land Surveying

Stormwater Compliance

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PLANNED DEVELOPMENT ZONING

LANDS OF SAHADI

15215 SHANNON ROAD

SANTA CLARA COUNTY, CALIFORNIA

- NOTES:
- 1

NEW AC/TRAFFIC LANES
- 2

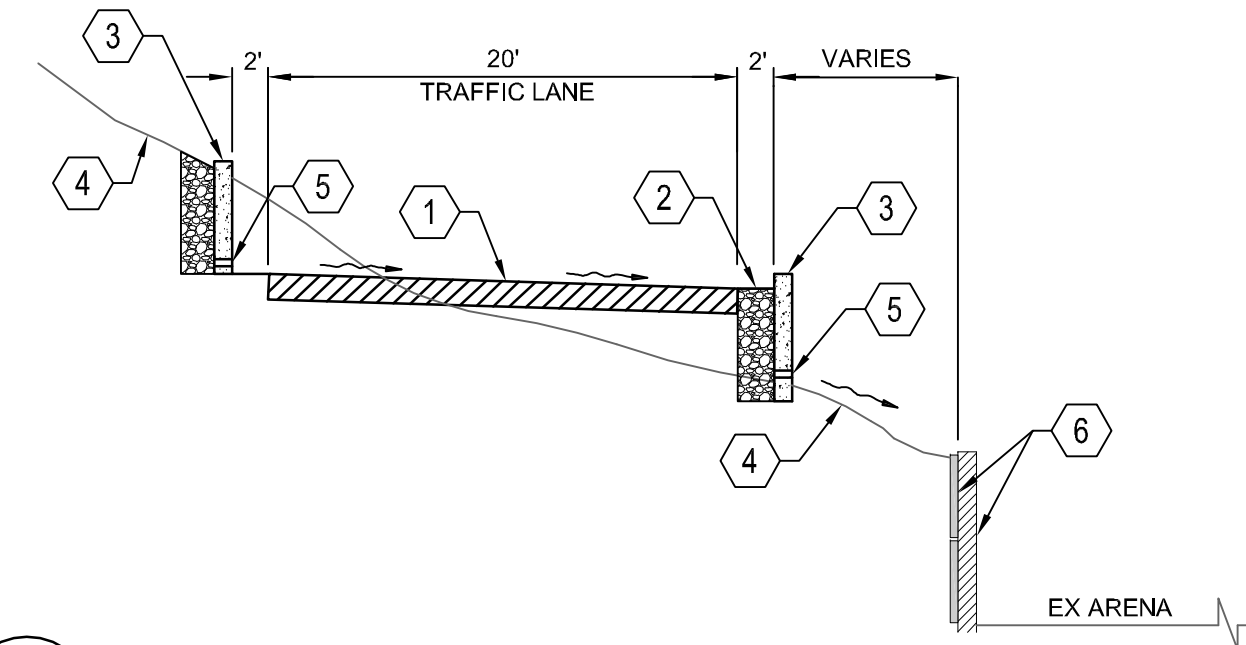
2' PERMEABLE SHOULDER/WALL BACKFILL
- 3

RETAINING WALL (SEE PLAN FOR APPROXIMATE HEIGHT)
- 4

EXISTING HILLSIDE
- 5

WEEP HOLE (TYP)
- 6

EXISTING WOOD RETAINING WALL (HEIGHT VARIES)



1

PRIVATE STREET SECTION

SCALE: NTS

- NOTES:
- 1

NEW AC/TRAFFIC LANES
- 2

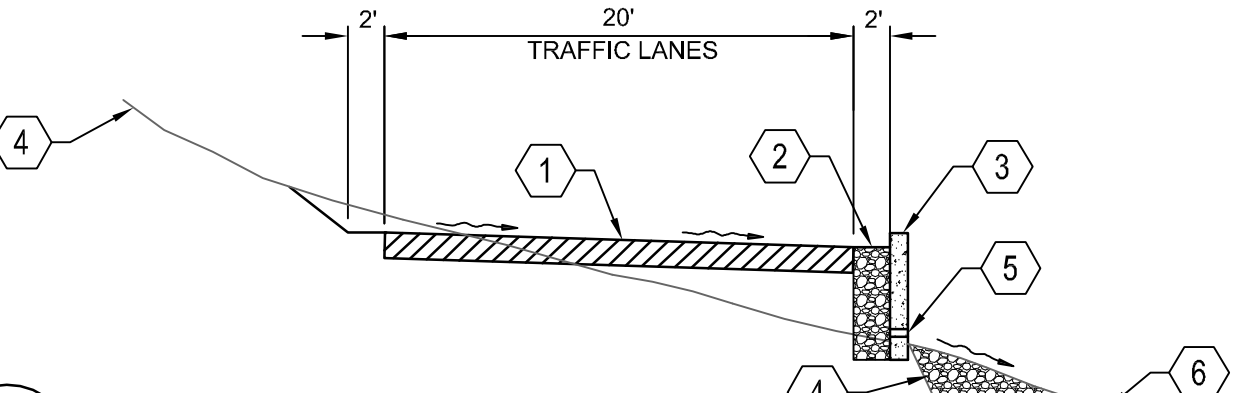
2' PERMEABLE SHOULDER/WALL BACKFILL
- 3

RETAINING WALL (SEE PLAN FOR APPROXIMATE HEIGHT)
- 4

LEVEL SPREADER
- 5

WEEP HOLE (TYP)
- 6

EXISTING VEGETATED HILLSIDE



2

PRIVATE STREET SECTION

SCALE: NTS

ESTIMATED C-3 STORM WATER AND IMPERVIOUS/PERVIOUS AREA				
	Existing (sf)	Keep as existing (sf)	Replace of existing (sf)	New (proposed) (sf)
Impervious				
Roof (Existing house and all the existing sheds)	13,450	13,450	0	14,000
Parking	0	0	0	0
Sidewalks/Streets (ex. Paved trail and portion of AC dwy	19,500	19,500	0	20,000
Others (tennis ct) (tennis, pool, hardscape around house)	11,270	5,400	5,870	0
TOTAL	44,220		5,870	34,000
Pervious				
Landscaping (include all open spaces, non pave areas)	522,060		488,060	0
Pervious Paving	0	0	10,200	11,700
Others	0	0	0	12,700
TOTAL	522,060		498,260	24,400
Replaced Total Impervious	5,870			
Existing Total Impervious	44,220			
Percent	0			
Total new and replace	39,870			
Total new and replace	39,870			

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CONCEPTUAL

STORMWATER

CONTROL PLAN